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SF  
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# 21  
1/1/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
THURSDAY  
JANUARY 8, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

JAN 9 1981

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PRESENT: Commissioners Bierman, Boas, Dearman, Nakashima,  
Rosenblatt, Sklar and Starbuck.

ABSENT: None.

12:30 P.M.

EXECUTIVE SESSION - To confer with the City Attorney on litigation  
affecting the Department of City Planning.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

Informational Presentation on Transbay Terminal and the  
proposed pedestrian bridge linking the Transbay Terminal  
with the north side of Mission Street.

Passed a motion declaring that a pedestrian bridge is in  
conformity with the Master Plan and that it is Commission  
policy to seek construction of such a bridge.

Vote 6-1

Voting no: Commissioner Starbuck

B. Commissioners' Questions and Matters

1:30 P.M.

2. CU80.201 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT  
724 AND 736 PACIFIC AVENUE, NORTH SIDE BETWEEN  
STOCKTON STREET AND GRANT AVENUE; LOT 40 IN  
ASSESSOR'S BLOCK 161, FOR AN OFF-STREET PARKING  
FACILITY FOR APPROXIMATELY 39 SPACES IN THE  
WASHINGTON/BROADWAY SPECIAL USE DISTRICT NO. 1,  
FOR THE MIRIWA CENTER, A MIXED USE DEVELOPMENT  
CONSISTING OF RETAIL, RESTAURANT AND OFFICE SPACE,  
IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of December 18,  
1980)

Approved Resolution No. 8797 Vote 4-3  
Voting no: Commissioners Bierman, Dearman and  
Starbuck

1:30 P.M. (Cont)

3. R80.21 - LEASE OF CITY PROPERTY ON THE SOUTHEAST SIDE OF HARRISON STREET BETWEEN 11TH AND 13TH STREETS, OPPOSITE THE END OF 12TH STREET; LOT 13 IN ASSESSOR'S BLOCK 3523.

Passed motion for Master Plan Conformity.  
Vote 7-0

4. R80.11 - VACATION AND SALE OF A PORTION OF VISITACION AVENUE, EAST OF TUNNEL AVENUE AND ADJOINING ASSESSOR'S BLOCKS 5091, 5099 AND 5104.

Passed motion for Master Plan Conformity.  
Vote 7-0

2:00 P.M.

5. EE80.315 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED PACIFIC III APPAREL MART BUILDING; CONSTRUCTION OF A 30-FLOOR SHOWROOM/OFFICE BUILDING, APPROXIMATELY 332,400 SQ. FT. CONNECTING TO THE EXISTING APPAREL MART COMPLEX.

Passed motion to close the Public Hearing.  
Vote 6-1  
Voting no: Commissioner Bierman

2:30 P.M.

6. EE79.453 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CHESTNUT STREET COMMONS; BETWEEN CHESTNUT AND LOMBARD STREETS, WEST OF HYDE AND EAST OF LARKIN STREETS; LOTS 7, 8, 17, 18 AND 19 IN ASSESSOR'S BLOCK 69, 42-UNIT PLANNED UNIT DEVELOPMENT WITH 63 PARKING SPACES.

Approved/Certification      Resolution No. 8798  
Vote 7-0

2:30 P.M. (Cont)

7. CU80.31 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1120 TO 1168 LOMBARD STREET, NORTH SIDE EAST OF LARKIN STREET, A THROUGH LOT TO CHESTNUT STREET; LOTS 7, 8, 16, 17, 18 AND 19 IN ASSESSOR'S BLOCK 69, FOR A PLANNED UNIT DEVELOPMENT FOR CONSTRUCTION OF 42 DWELLING UNITS ON A SITE WITH AN AREA OF 53,212½ SQ. FT. WHEN 1,000 SQ. FT. PER UNIT IS REQUIRED IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT AND INCLUDING OFF-STREET PARKING AT A RATIO IN EXCESS OF 1½ SPACES PER DWELLING UNIT.

Approved with Conditions.  
Vote 7-0

Resolution No. 8799

3:30 P.M.

8. ZM80.42 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 900 TO 930 GREEN STREET, NORTH SIDE WEST OF TAYLOR STREET, AND 1801 TAYLOR STREET, WEST SIDE NORTH OF GREEN STREET; LOTS 5 AND 6 IN ASSESSOR'S BLOCK 120, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT AND AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT TO AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND A 140-H HEIGHT AND BULK DISTRICT.

Disapproved

Resolution No. 8800

Vote 7-0

9. ZM80.26 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 900 TO 960 GREEN STREET, NORTH SIDE WEST OF TAYLOR STREET; 1801 TO 1809 TAYLOR STREET, WEST SIDE NORTH OF GREEN STREET; AND 14 AND 36 MACONDRAY LANE, NORTH SIDE WEST OF TAYLOR STREET; LOTS 4, 5, 6, 7A, 7C, 12, 25A, 27, 28, 29 AND A PORTION OF LOT 26 IN ASSESSOR'S BLOCK 129, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT AND AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT TO AN RH-1(s) (HOUSE, ONE-FAMILY, DETACHED DWELLINGS) DISTRICT.

NOTE: THE APPLICANT HAS WITHDRAWN THIS APPLICATION.  
NO COMMISSION ACTION IS REQUIRED.

No Commission Action required.

3:30 P.M. (Cont)

10. EE80.12 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A 5-UNIT CONDOMINIUM BUILDING AT 960 GREEN STREET, A THROUGH LOT TO MACONDRAY LANE BETWEEN JONES AND TAYLOR STREETS; LOT 7C IN ASSESSOR'S BLOCK 120; A LOT OF 8,100 SQ. FT. WHEN 1,500 SQ. FT. PER UNIT IS REQUIRED IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Appeal withdrawn - No Action required.

11. CU80.85 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 960 GREEN STREET, A THROUGH LOT TO MACONDRAY LANE BETWEEN JONES AND TAYLOR STREETS; LOT 7C IN ASSESSOR'S BLOCK 120, FOR 5 DWELLING UNITS ON A LOT OF 8,100 SQ. FT. WHEN 1,500 SQ. FT. PER UNIT IS REQUIRED IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved with Conditions. Resolution No. 8801  
Vote 7-0

4:30 P.M.

12. CU80.246 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 425 VERNON STREET, WEST SIDE BETWEEN GARFIELD STREET AND HOLLOWAY AVENUE; LOT 52 IN ASSESSOR'S BLOCK 6995, FOR A RESIDENTIAL CARE HOME FOR 14 PERSONS IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved with Conditions. Resolution No. 8802  
Vote 7-0

13. CU80.31 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8004155, 8004156 AND 8004844 AT THE NORTHWEST CORNER OF LOPEZ AND SOTELO STREETS; LOTS 1, 2 AND 3 IN ASSESSOR'S BLOCK 2859; PROPOSAL FOR 3 SINGLE-FAMILY DWELLINGS, EACH 3 STORIES OVER A 2-CAR GARAGE.

(Continued from the Regular Meeting of November 20, 1980)

NOTE: The Department will recommend that this matter be continued to a later date.

Passed motion to continue to February 13, 1980.  
Vote 7-0

4:30 P.M. (Cont)

14. EE80.269 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A 17-UNIT CONDOMINIUM; 1400 JONES STREET; LOT 11 IN ASSESSOR'S BLOCK 189, DEMOLITION OF A 3-STORY WOOD FRAME BUILDING AND CONSTRUCTION OF A 9-STORY (6 ABOVE ENTRY LEVEL AND 3 BELOW) CONDOMINIUM BUILDING, APPROXIMATELY 30,150 SQ. FT. WITH 17 PARKING SPACES.  
(Continued from the Regular Meeting of December 4, 1980)

Denied/Appeal                      Resolution No. 8803                      Vote 7-0

15. CU80.236 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1400 JONES STREET, NORTHEAST CORNER AT WASHINGTON STREET; LOT 11 IN ASSESSOR'S BLOCK 189, FOR A STRUCTURE 65 FEET IN HEIGHT IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Disapproved                      Resolution No. 8804                      Vote 4-3  
Voting no: Commissioners Karasick, Kelleher and Nakashima

5:30 P.M.

16. ZM80.56 - PROPOSAL TO RECLASSIFY PROPERTIES IN THE 2800 BLOCK OF SACRAMENTO STREET, SOUTH SIDE ADJOINING ITS SOUTHWEST CORNER AT SCOTT STREET; LOTS 1A AND 21 THROUGH 26 IN ASSESSOR'S BLOCK 1026, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved                      Resolution No. 8805                      Vote 6-1  
Voting no: Commissioner Nakashima

17. CU80.242 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE TO PERMIT A PLANNED UNIT DEVELOPMENT AT THE FORMER CANDLESTICK COVE SCHOOL SITE AT 120 LATHROP STREET, EAST CORNER AT WHEELER AVENUE, INCLUDING FRONTAGE ON TUNNEL AVENUE; LOT 1 IN ASSESSOR'S BLOCK 5090 FOR UP TO 29 UNITS IN GENERAL CONFORMITY WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MAY REQUIRE MODIFICATIONS OF REAR YARD, HEIGHT, LOT SIZE AND OFF-STREET PARKING STANDARDS OTHERWISE APPLICABLE TO THE SITE UNDER RH-1 AND RH-2 ZONING. (ZM80.9)  
(Continued from the Regular Meeting of December 11, 1980)

Approved with Conditions.                      Resolution No. 8806  
Vote 7-0



5:30 P.M. (Cont)

18. ZM80.43 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 1201 - 19TH AVENUE, SOUTHWEST CORNER AT LINCOLN WAY; LOT 1 IN ASSESSOR'S BLOCK 1731, FROM AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT. (EE80.266) (Continued from the Regular Meeting of December 4, 1980)

Application withdrawn - No Action taken.

Adjourned: 9:45 p.m.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
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JANUARY 15, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Bierman, Boas, Dearman, Nakashima,  
Rosenblatt, Sklar and Starbuck.

ABSENT: None.

11:30 A.M.

FIELD TRIP - To visit the sites of matters scheduled for Commission  
consideration during the month of January.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

275-289 STEUART STREET, LOTS 7, 8, 8A, 9 AND 10 IN  
ASSESSOR'S BLOCK 3742, CONSIDERATION OF CITY PLANNING  
COMMISSION ACTION ON BUILDING PERMIT APPLICATION NO.  
7910163 FOR A 9-FLOOR BUILDING PROPOSED BY TERMINAL  
EQUIPMENT CORPORATION.

Disapproved Resolution No. 8807 Vote 7-0

B. Commissioners' Questions and Matters

Commissioner Starbuck asked that there be calendared, for  
February 19, 1981, a presentation by San Franciscans for  
Reasonable Growth on the Arthur Anderson Study of the  
fiscal impacts of downtown high-rise development.

With respect to public hearings on draft Environmental  
Impact Reports, Commissioner Starbuck suggested that the  
Office of Environmental Review institute a procedure  
whereby property owners within 300 ft. of the affected  
property would be given notice of hearings at the expense  
of the project sponsor.

1:15 P.M.

## ELECTION OF OFFICERS

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year".

Passed motion electing standing officers to another term.

1:30 P.M.

2. INFORMATIONAL PRESENTATION BY WILLIAM BLACKWELL, ARCHITECT, ON THE POTENTIAL FOR NEW HOUSING IN SAN FRANCISCO.

Informational presentation - No Action required.

3. LM80.11 - CONSIDERATION OF THE S.A. GUISTI BUILDING AT 202 GREEN STREET, LOT 6 IN ASSESSOR'S BLOCK 113, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8808 Vote 5-2  
Voting no: Commissioners Karasick and Kelleher

2:00 P.M.

4. R80.14 - SALE OF SURPLUS PROPERTY AT SHAFTER AND THOMAS AVENUES, LOTS 48 AND 50 IN ASSESSOR'S BLOCK 5350.

Continued indefinitely.  
Vote 7-0

5. EE80.268 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED FIVE FREMONT CENTER, A COMBINED 42-STORY OFFICE BUILDING AND ADJACENT STREET-LEVEL RETAIL MALL, INVOLVING APPROXIMATELY 770,000 NET SQUARE FEET OF LEASEABLE OFFICE SPACE, 25,000 SQUARE FEET OF RETAIL SPACE, AND SUBSURFACE TENANT PARKING FOR ABOUT 160 VEHICLES.

Passed motion to continue to February 19, 1981.  
Vote 7-0

3:00 P.M.

6. DR80.19 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8002886, 8002886A AND 8002886B FOR THREE 2-UNIT DWELLINGS, NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10 AND 12 IN ASSESSOR'S BLOCK 6589, CONSTRUCTION OF THREE 2-UNIT DWELLINGS, EACH HAVING 4 FLOORS AND MEZZANINE TOTALLING FROM 3,000 SQUARE FEET TO 3,870 SQUARE FEET OF LIVEABLE FLOOR AREA PLUS 2 PARKING SPACES.  
(Continued from the Regular Meeting of December 4, 1980)

Disapproved                      Resolution No. 8809                      Vote 5-2  
Voting no:      Commissioners Karasick and Kelleher

3:30 P.M.

7. HD75.1 - CONSIDERATION OF CERTAIN PROPERTY LOCATED ON OR IN THE VICINITY OF WEBSTER STREET AT 2301-17 JACKSON, 2209, 2217, 2221, 2229, 2233-35, 2238, 2239-41, 2244, 2245, 2247, 2249, 2250, 2251, 2253, 2311, 2312, 2314, 2317-17½, 2319 AND 2321 WEBSTER, AND 2378, 2389, 2400 AND 2405 WASHINGTON, BEING LOTS 1, 1A, 1B, 1C AND 1D, 2, 3, 4, 5, 6, 7 AND 8 OF ASSESSOR'S BLOCK 605; ACTING ON RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE STRUCTURES AND AREA AS AN HISTORIC DISTRICT PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved                      Resolution No. 8810                      Vote 5-2  
Voting no:      Commissioners Karasick and Nakashima

4:30 P.M.

8. CONSENT CALENDAR - A public hearing on the following Requests for Authorization of Conditional Use was conducted by the Zoning Administrator and closed on December 10, 1980:
- CU80.63 - 14 HATTIE STREET, WEST SIDE BETWEEN CORBETT AVENUE AND MARKET STREET, LOT 1 IN ASSESSOR'S BLOCK 2656, SCHALCH ELECTRIC COMPANY, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

4:30 P.M. (Cont)

8. CONSENT CALENDAR (Cont)

- CU80.44 - 1698 FELL STREET, NORTHEAST CORNER AT FELL STREET AND MASONIC AVENUE, LOT 19 IN ASSESSOR'S BLOCK 1208, CHEVRON OIL COMPANY, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.
- CU80.79 - 1639 OAK STREET, SOUTH SIDE BETWEEN ASHBURY STREET AND MASONIC AVENUE, LOT 22 IN ASSESSOR'S BLOCK 1223, CABLE CAR CHARTERS, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
- CU80.48 - 259 FREDERICK STREET, SOUTH SIDE BETWEEN CLAYTON AND DOWNEY STREETS, LOT 90 IN ASSESSOR'S BLOCK 1269, MEYER AUTO REPAIR, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
- CU80.99 - 100 FILLMORE STREET, NORTHEAST CORNER AT HERMANN STREET, LOT 17 IN ASSESSOR'S BLOCK 868, PETER TANGEN, CABINET SHOP, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
- CU80.100 - 151 NOE STREET, SOUTHEAST CORNER AT HENRY STREET, LOT 32 IN ASSESSOR'S BLOCK 3541, CAFE DE MEDICI, OPEN AFTER 10:00 P.M., IN AN RM-1 (MIXED REDIENTIAL, LOW DENSITY) DISTRICT.
- CU80.101 - 857-59 - 14TH STREET, SOUTH SIDE BETWEEN NOE AND SANCHEZ STREETS, LOT 71 AND 72 IN ASSESSOR'S BLOCK 3541, THOMAS CLEANING PLANT, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
- CU80.128 - 10 SANCHEZ STREET, WEST SIDE BETWEEN DUBOCE AND 14TH STREETS, LOT 2 IN ASSESSOR'S BLOCK 3538, SCOTT'S, BAR OPEN AFTER 10:00 P.M. IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
- CU80.148 - 479 WALLER STREET, SOUTH SIDE BETWEEN FILLMORE AND STEINER STREETS, LOT 28 IN ASSESSOR'S BLOCK 867, GERMAN ENGINE EXCHANGE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
- CU80.75 - 1001 NOE STREET, SOUTHEAST CORNER AT 23RD STREET, LOT 29 IN ASSESSOR'S BLOCK 3653, TECHNOLOGICAL DENTAL LABORATORY, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.



4:30 P.M. (Cont)

8. CONSENT CALENDAR (Cont)

- CU80.28 - 3417 - 16TH STREET, SOUTHWEST CORNER AT HARLOW STREET, LOT 84 IN ASSESSOR'S BLOCK 3565, E.V.'s REPAIR SERVICE, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
- CU80.193 - 3747 - 17TH STREET, SOUTH SIDE BETWEEN CHURCH AND SANCHEZ STREETS, LOT 74 IN ASSESSOR'S BLOCK 3580, De MARS COLLECTOR CAR PARTS, DEALER, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
- CU80.171 - 4321 - 24TH STREET, SOUTHEAST CORNER AT HOMESTEAD STREET, LOT 38 IN ASSESSOR'S BLOCK 6504, A. WILLIAMS, FLOOR CONTRACTOR, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
- CU80.170 - 4400 - 17TH STREET, NORTHWEST CORNER AT TEMPLE AND 17TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 2645, BELL'S MARKET, PROJECTING SIGN, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
- CU80.21 - 1530 - FELL STREET, NORTH SIDE BETWEEN CENTRAL AVENUE AND LYON STREET, LOT 11 IN ASSESSOR'S BLOCK 1207, OCAMPO AND YEALL, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
- CU80.84 - 1960 HAYES STREET, NORTH SIDE BETWEEN ASHBURY AND CLAYTON STREETS, LOT 3 IN ASSESSOR'S BLOCK 1195, ELKINS CIVIC CENTER TOW, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
- CU80.164 - 701 SHRADER STREET, SOUTHWEST CORNER AT SHRADER AND WALLER STREETS, LOT 1 IN ASSESSOR'S BLOCK 1250, QUICKSILVER KITES, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
- CU80.191 - 1570 WALLER STREET, NORTH SIDE BETWEEN BELVEDERE AND COLE STREETS, LOT 10 IN ASSESSOR'S BLOCK 1247, REYERSON CONSTRUCTION COMPANY, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
- CU80.178 - 67-69 BELCHER STREET, EAST SIDE BETWEEN DUBOCE AVENUE AND 14TH STREET, LOT 74 IN ASSESSOR'S BLOCK 3537, WILEY FURNITURE WAREHOUSE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

4:30 P.M. (Cont)

8. CONSENT CALENDAR (Cont)

CU80.196 - 80A SANCHEZ STREET, WEST SIDE BETWEEN DUBOCE AVENUE AND 14TH STREET, LOT 17 IN ASSESSOR'S BLOCK 3538, GROTH & CO., PAINTING CONTRACTORS, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

CU80.129 - 3874 - 18TH STREET, NORTH SIDE BETWEEN CHURCH AND SANCHEZ STREETS, LOT 24 IN ASSESSOR'S BLOCK 3580, PRESENTLY VACANT, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

CU80.130 - 258 DORLAND STREET, NORTH SIDE BETWEEN CHURCH AND SANCHEZ STREETS, LOT 49 IN ASSESSOR'S BLOCK 3580, PRESENTLY VACANT, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to January 22, 1981.  
Vote 7-0

5:00 P.M.

9. RS80.192 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AND CONSIDERATION OF EXCEPTION FROM SUBDIVISION CODE SECTIONS 1386 CONCERNING VACANCIES AND 1391 CONCERNING LIFETIME LEASES AT 1067 LOMBARD STREET, SOUTH SIDE BETWEEN HYDE AND LEAVENWORTH STREETS, LOT 26 IN ASSESSOR'S BLOCK 71, FOR 3-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 8811 Vote 6-0  
Absent: Commissioner Dearman

10. RS80.187 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AND CONSIDERATION OF EXCEPTION FROM SUBDIVISION CODE SECTION 1341 CONCERNING LOW- AND MODERATE-INCOME OCCUPANCY AT 1033-37 LOMBARD STREET, SOUTH SIDE BETWEEN HYDE AND LEAVENWORTH STREETS, LOT 21A IN ASSESSOR'S BLOCK 71, FOR 3-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to January 22, 1981.  
Vote 6-0  
Absent: Commissioner Dearman

5:00 P.M. (Cont)

11. RS80.255 - JOINT PUBLIC HEARING WITH THE DIRECTOR OF PUBLIC WORKS, AND REVIEW FOR CONSISTENCY WITH MASTER PLAN AT SOUTHEAST CORNER OF DAVIS STREET AND BROADWAY (GOLDEN GATEWAY COMMONS II), LOT 4 IN ASSESSOR'S BLOCK 168, FOR 52-UNIT CONDOMINIUM SUBDIVISION.  
(Continued from the Regular Meeting of December 18, 1980)

Passed motion to continue to February 26, 1981.

Vote 6-0

Absent: Commissioner Dearman

12. RS80.229 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 50 PARKRIDGE DRIVE, EAST SIDE NORTH OF BURNETT AVENUE, LOT 14 IN ASSESSOR'S BLOCK 2846, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION, REQUESTING EXCEPTION FOR LOW- AND MODERATE-INCOME OCCUPANCY REQUIREMENTS OF THE SUBDIVISION CODE.  
(Continued from the Regular Meeting of December 18, 1980)

Passed motion to continue to January 22, 1981.

Vote 6-0

Absent: Commissioner Dearman

13. RS80.231 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 888-98 - 14TH STREET, NORTHEAST CORNER AT NOE STREET, LOT 34 IN ASSESSOR'S BLOCK 3538, FOR 6-UNIT CONDOMINIUM SUBDIVISION.  
(Continued from the Regular Meeting of December 18, 1980)

Disapproved Resolution No. 8812 Vote 4-2  
Voting no: Commissioners Karasick and Rosenblatt  
Absent: Commissioner Dearman

Adjourned: 9:45 p.m.



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ROOM 282, CITY HALL  
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PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,  
Nakashima, Rosenblatt and Starbuck.

ABSENT: None.

1:00 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

Commissioner Starbuck requested a short summary of the Residence Hotel Conversion Ordinance with special reference to the role of the Commission and Department in the administration of the Ordinance.

Commissioner Starbuck noted that the park of the North Point Pier project had been completed and that it would soon be dedicated. He expressed the belief that signing aspects of the project were not in conformity with approvals granted by the Commission.

1:30 P.M.

- 2. CONSENT CALENDAR - A public hearing on the following Requests for Authorization of Conditional Use was conducted by the Zoning Administrator and closed on December 10, 1980.

To Be Recommended For Approval

CU80.63 - 14 HATTIE STREET, WEST SIDE BETWEEN CORBETT AVENUE AND MARKET STREET, LOT 1 IN ASSESSOR'S BLOCK 2656, SCHALCH ELECTRIC COMPANY, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved Resolution No. 8813 Vote 7-0

CU80.44 - 1698 FELL STREET, NORTHEAST CORNER AT FELL STREET AND MASONIC AVENUE, LOT 19 IN ASSESSOR'S BLOCK 1208, CHEVRON OIL COMPANY, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved Resolution No. 8814 Vote 7-0



1:30 P.M. (Cont)

2. CONSENT CALENDAR (Cont)

To Be Recommended For Approval (Cont)

CU80.79 - 1639 OAK STREET, SOUTH SIDE BETWEEN ASHBURY STREET AND MASONIC AVENUE, LOT 22 IN ASSESSOR'S BLOCK 1223, CABLE CAR CHARTERS, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved Resolution No. 8815 Vote 7-0

CU80.48 - 259 FREDERICK STREET, SOUTH SIDE BETWEEN CLAYTON AND DOWNEY STREETS, LOT 90 IN ASSESSOR'S BLOCK 1269, MEYER AUTO REPAIR, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved Resolution No. 8816 Vote 7-0

CU80.99 - 100 FILLMORE STREET, NORTHEAST CORNER AT HERMANN STREET, LOT 17 IN ASSESSOR'S BLOCK 868, PETER TANGEN, CABINET SHOP, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved Resolution No. 8817 Vote 6-1  
Voting no: Commissioner Dearman

CU80.100 - 151 NOE STREET, SOUTHEAST CORNER AT HENRY STREET, LOT 32 IN ASSESSOR'S BLOCK 3541, CAFE DE MEDICI, OPEN AFTER 10:00 P.M., IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved Resolution No. 8818 Vote 7-0

CU80.101 - 857-59 - 14TH STREET, SOUTH SIDE BETWEEN NOE AND SANCHEZ STREETS, LOT 71 AND 72 IN ASSESSOR'S BLOCK 3541, THOMAS CLEANING PLANT, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved Resolution No. 8819 Vote 7-0

CU80.128 - 10 SANCHEZ STREET, WEST SIDE BETWEEN DUBOCE AVENUE AND 14TH STREET, LOT 2 IN ASSESSOR'S BLOCK 3538, SCOTT'S, BAR OPEN AFTER 10:00 P.M., IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved Resolution No. 8820 Vote 4-3  
Voting no: Commissioners Dearman, Nakashima and Rosenblatt

1:30 P.M. (Cont)

2. CONSENT CALENDAR (Cont)

To Be Recommended For Approval (Cont)

CU80.75 - 1001 NOE STREET, SOUTHEAST CORNER AT 23RD STREET,  
LOT 29 IN ASSESSOR'S BLOCK 3653, TECHNOLOGICAL DENTAL  
LABORATORY, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved Resolution No. 8821 Vote 7-0

CU80.28 - 1317 - 16TH STREET, SOUTHWEST CORNER AT HARLOW STREET,  
LOT 84 IN ASSESSOR'S BLOCK 3565, E.V.'S REPAIR  
SERVICE, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY)  
DISTRICT.

Approved Resolution No. 8822 Vote 7-0

CU80.193 - 3747 - 17TH STREET, SOUTH SIDE BETWEEN CHURCH AND  
SANCHEZ STREETS, LOT 74 IN ASSESSOR'S BLOCK 3580,  
De MARS, COLLECTOR CAR PARTS, DEALER, IN AN RM-1  
(MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved Resolution No. 8823 Vote 7-0

CU80.171 - 4321 - 24TH STREET, SOUTHEAST CORNER AT HOMESTEAD  
STREET, LOT 38 IN ASSESSOR'S BLOCK 6504, A. WILLIAMS,  
FLOOR CONTRACTOR, IN AN RH-2 (HOUSE, TWO-FAMILY)  
DISTRICT.

Approved Resolution No. 8824 Vote 7-0

CU80.164 - 701 SHRADER STREET, SOUTHWEST CORNER AT SHRADER  
AND WALLER STREETS, LOT 1 IN ASSESSOR'S BLOCK 1250,  
QUICKSILVER KITES, IN AN RH-3 (HOUSE, THREE-FAMILY)  
DISTRICT.

Approved Resolution No. 8825 Vote 7-0

CU80.196 - 80A SANCHEZ STREET, WEST SIDE BETWEEN DUBOCE AVENUE  
AND 14TH STREET, LOT 17 IN ASSESSOR'S BLOCK 3538,  
GROTH & CO., PAINTING CONTRACTORS, IN AN RH-3  
(HOUSE, THREE-FAMILY) DISTRICT.

Approved Resolution No. 8826 Vote 7-0

1:30 P.M. (Cont)

2. CONSENT CALENDAR (Cont)

To Be Recommended For Disapproval

CU80.148 - 479 WALLER STREET, SOUTH SIDE BETWEEN FILLMORE AND STEINER STREETS, LOT 28 IN ASSESSOR'S BLOCK 867, GERMAN ENGINE EXCHANGE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Disapproved                      Resolution No. 8827                      Vote 7-0

CU80.170 - 4400 - 17TH STREET, NORTHWEST CORNER AT TEMPLE AND 17TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 2645, BELL'S MARKET, PROJECTING SIGN, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to February 5, 1981.

Vote 5-2

Voting no: Commissioners Bierman and Dearman

CU80.21 - 1530 FELL STREET, NORTH SIDE BETWEEN CENTRAL AVENUE AND LYON STREET, LOT 11 IN ASSESSOR'S BLOCK 1207, OCAMPO AND YEALL, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Disapproved                      Resolution No. 8828                      Vote 5-2

Voting no: Commissioners Bierman and Dearman

CU80.84 - 1960 HAYES STREET, NORTH SIDE BETWEEN ASHBURY AND CLAYTON STREETS, LOT 3 IN ASSESSOR'S BLOCK 1195, ELKINS CIVIC CENTER TOW, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to February 26, 1981.

Vote 7-0

CU80.129 - 3874 - 18TH STREET, NORTH SIDE BETWEEN CHURCH AND SANCHEZ STREETS, LOT 24 IN ASSESSOR'S BLOCK 3580, PRESENTLY VACANT, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Disapproved                      Resolution No. 8829                      Vote 7-0

1:30 P.M. (Cont)

2. CONSENT CALENDAR (Cont)

To Be Recommended For Disapproval (Cont)

CU80.130 - 258 DORLAND STREET, NORTH SIDE BETWEEN CHURCH AND SANCHEZ STREETS, LOT 49 IN ASSESSOR'S BLOCK 3580, PRESENTLY VACANT, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Disapproved

Resolution No. 8830

Vote 7-0

2:00 P.M.

3. R80.4 - LEASE OF PROPERTY AT 18TH AND INDIANA STREETS.

Passed motion to continue indefinitely.

Vote 7-0

4. EE79.131 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED SILVER VIEW TERRACE; AREA GENERALLY BOUNDED BY BRIDGEVIEW DRIVE ON THE NORTHEAST TO NORTHWEST, TOPEKA AVENUE ON THE SOUTHWEST, AND NEWHALL STREET ON THE SOUTHEAST, INVOLVING A VACANT 11-ACRE SITE (FORMERLY M. ST. JOSEPH'S HOME) ON LOT 2 IN ASSESSOR'S BLOCK 5335A, CONSTRUCTION OF 120 DETACHED, 2-STORY SINGLE FAMILY UNITS ON LOTS WITH TYPICAL WIDTH OF 33 FEET AND DEPTH OF 80 FEET, AND ON-SITE IMPROVEMENTS REQUIRING APPROVAL OF SUBDIVISION PLANS.

(Continued from the Regular Meeting of December 11, 1980)

Passed motion to continue indefinitely.

Vote 7-0

2:30 P.M.

5. CU80.37 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT THE EAST SIDE OF POLK STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501, TO PERMIT CONSTRUCTION OF UP TO 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of December 18, 1980)

Passed motion to continue to February 5, 1981.

Vote 5-2

Voting no: Commissioners Nakashima and Rosenblatt

3:00 P.M.

6. EE80.219 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THREE 3-UNIT CONDOMINIUMS ON 27TH STREET BETWEEN CASTRO AND NOE STREETS, LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590; CONSTRUCTION OF THREE 4-STORY CONDOMINIUMS, EACH 3-UNITS, 5,100 SQUARE FEET, INCLUDING 3 PARKING SPACES.  
(Continued from the Regular Meeting of December 18, 1980)

Denied/Appeal                      Resolution No. 8831                      Vote 5-2  
Voting no: Commissioners Bierman and Starbuck

7. DR80.4 - CONSIDERATION OF DISCRETIONARY REVIEW OF PROPOSED THREE 3-UNIT CONDOMINIUMS ON 27TH STREET BETWEEN CASTRO AND NOE STREETS, LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590; CONSTRUCTION OF THREE 4-STORY CONDOMINIUMS, EACH 3-UNITS, 5,100 SQUARE FEET, INCLUDING 3 PARKING SPACES.

Passed motion to take Discretionary Review.  
Vote 7-0

8. DR80.4 - DISCRETIONARY REVIEW OF PROPOSED THREE 3-UNIT CONDOMINIUMS ON 27TH STREET BETWEEN CASTRO AND NOE STREETS, LOTS 34, 35 AND 36 IN ASSESSOR'S BLOCK 6590; CONSTRUCTION OF THREE 4-STORY CONDOMINIUMS, EACH 3-UNITS, 5,100 SQUARE FEET, INCLUDING 3 PARKING SPACES.

Approved with Conditions.                      Resolution No. 8832  
Vote 7-0

3:30 P.M.

9. DR80.37 - 38 - 8TH STREET, LOT 5 IN ASSESSOR'S BLOCK 3701; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7910542 FOR HOLIDAY INN EXPANSION AT CIVIC CENTER, OF A 224-ROOM, 17-STORY ADDITION TO THE EXISTING HOTEL. (EE79.314)

Continued indefinitely.                      Vote 7-0

4:00 P.M.

10. R78.25 - WIDENING OF ROADWAY OF THE 100 BLOCK OF ELSIE STREET, BETWEEN VIRGINIA AND ESMERALDA AVENUES.

Continued indefinitely.                      Vote 7-0



JANUARY 22, 1981

5:00 P.M.

11. RS80.187 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AND CONSIDERATION OF EXCEPTION FROM SUBDIVISION CODE SECTION 1341 CONCERNING LOW- AND MODERATE-INCOME OCCUPANCY AT 1033-37 LOMBARD STREET, SOUTH SIDE BETWEEN HYDE AND LEAVENWORTH STREETS, LOT 21A IN ASSESSOR'S BLOCK 71, FOR 3-UNIT CONDOMINIUM CONVERSION SUBDIVISION.  
(Continued from the Regular Meeting of January 15, 1981)

Approved with Conditions      Resolution No. 8833  
Vote 6-0  
Absent: Commissioner Dearman

12. RS80.229 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 50 PARKRIDGE DRIVE, EAST SIDE NORTH OF BURNETT AVENUE, LOT 14 IN ASSESSOR'S BLOCK 2846, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION, REQUESTING EXCEPTION FOR LOW- AND MODERATE-INCOME OCCUPANCY REQUIREMENTS OF THE SUBDIVISION CODE. (Continued from the Regular Meeting of January 15, 1981)

Passed motion to continue to February 5, 1981.  
Vote 6-0  
Absent: Commissioner Dearman

13. RS80.24A - REVIEW FOR CONSISTENCY WITH MASTER PLAN AND CONSIDERATION OF EXCEPTION FROM SUBDIVISION CODE SECTION 1341 CONCERNING LOW- AND MODERATE-INCOME OCCUPANCY AT 25 AND 29 JOICE STREET, WEST SIDE BETWEEN CALIFORNIA AND PINE STREETS, LOT 21 IN ASSESSOR'S BLOCK 256 FOR 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Disapproved Resolution No. 8834 Vote 3-3  
Voting no: Commissioners Karasick, Kelleher and  
Rosenblatt  
Absent: Commissioner Dearman

5:00 P.M. (Cont)

14. RS79.50 - JOINT PUBLIC HEARING WITH THE DEPARTMENT OF PUBLIC WORKS AND REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 800 FRANKLIN STREET, EAST SIDE CORNER OF EDDY AND LARCH STREETS, LOTS 11-14 IN ASSESSOR'S BLOCK 743, FOR 87-UNIT CONDOMINIUM SUBDIVISION.

Approved with Conditions Resolution No. 8835

Vote 6-0

Absent: Commissioner Dearman

15. RS80.249 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1001 CALIFORNIA STREET, SOUTHWEST CORNER AT MASON STREET, LOT 1 IN ASSESSOR'S BLOCK 254, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Disapproved Resolution No. 8836 Vote 6-0

Absent: Commissioner Dearman

Adjourned: 9:30 p.m.

OF  
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1/22/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
MINUTES  
OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
JANUARY 22, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT  
8 1981

The San Francisco City Planning Commission met pursuant to notice on Thursday, January 22, 1981, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Norman Karasick, Eugene Kelleher, Yoshio Nakashima and Charles Starbuck, III, members of the City Planning Commission.

ABSENT:

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning; Alec Bash, Environmental Review Officer; Barbara Sahm, Assistant Environmental Review Officer; Franz Von Uckermann, Planner III; Richard Backer; Paul Rosetter, Planner III; Edward N. Michael, Acting Administrative Secretary.

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress. Evelyn Hsu represented the San Francisco Chronicle.

CURRENT MATTERS

A. Director's Report

Rai Okamoto, Director of Planning, stated that on 16 January 1980, Neil Goldsmith, Secretary of Transportation, signed the I-280 withdrawal. This brings the possible removal of the Embarcadero Freeway a step closer to reality.

Regarding other matters, he noted that the Board of Supervisors have over-ridden the Planning Commission's disapproval of the reclassification request by the Jaguar Book Store at 4056 - 18th Street. On February 2, 1980, the Planning, Housing, and Development Committee of the Board will hear proposed amendments on condominium conversions.

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Lu Blazej, Planner IV, will be heading the Major Projects Review in addition to continuing his work with the downtown planning and rezoning.

Robert W. Passmore, Assistant Director of Planning, requested permission to move the date of the presentation of the Arthur Anderson report for San Franciscans for Reasonable Growth from February 19, 1981, to February 26.

#### B. Commissioners' Questions and Matters

Commissioner Starbuck requested that if staff time permitted, a one- or two-page summary of the residential hotel conversion ordinance be prepared for the Commission with special attention given to the role of the Commission and Department.

Additionally, he noted that the Park at Pier 39 would soon be dedicated and he had observed that many signs were in excess of those authorized by the Commission.

#### Consent Calendar.

The Consent Calendar consisted of 20 Conditional Use applications requesting extensions of the May 2, 1980, termination date for nonconforming use properties. President Rosenblatt advised those present that the Zoning Administrator had held public hearings on these applications and the minutes had been forwarded to the Commission along with Planning staff recommendations for approval or disapproval. He added that Commissioners would be given the opportunity to remove any applications from the calendar for individual consideration and those remaining on would be considered jointly in a single action for approval or disapproval, i.e., the applicable staff recommendation, by the Commission. Following discussion, seven cases were removed for individual consideration.

It was then moved by Commissioner Dearman, seconded by Commissioner Bierman, and unanimously carried that the draft resolutions containing the staff recommendations for the following applications be adopted, with future use of the properties subject to all conditions contained in resolutions of approval.

#### FOR APPROVAL:

CU30.63 - 14 HATTIE STREET, west side between Corbett and Market Street, Lot 1 in Assessor's Block 2656, Schalch Electric Company, in an RH-2 (House, Two-Family) district.

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- CU80.44 - 1693 FELL STREET, northeast corner at Fell Street and Masonic Avenue, Lot 19 in Assessor's Block 1208, Chevron Oil Company, in an RM-2 (Mixed Residential, Moderate Density) district. RESOLUTION NO. 8814.
- CU80.79 - 1639 OAK STREET, south side between Ashbury Street and Masonic Avenue, Lot 22 in Assessor's Block 1223, Cable Car Charters, in an RM-1 (Mixed Residential, Low Density) district. RESOLUTION NO. 8815.
- CU80.48 - 259 FREDERICK STREET, south side between Clayton and Downey Streets, Lot 90 in Assessor's Block 1269, Meyer Auto Repair, in an RH-3 (House, Three-Family) district. RESOLUTION NO. 8816.
- CU80.100 - 151 NOE STREET, southeast corner at Henry Street, Lot 32 in Assessor's Block 3541, Cafe de Medici, open after 10:00 p.m., in an RM-1 (Mixed Residential, Low Density) district. RESOLUTION NO. 8818.
- CU80.101 - 857-59 14TH STREET, south side between Noe and Sanchez Streets, Lot 71 and 72 in Assessor's Block 3541, Thomas Cleaning Plant, in an RH-3 (House, Three-Family) district. RESOLUTION NO. 8819.
- CU80.75 - 1001 NOE STREET, southeast corner at 23rd Street, Lot 29 in Assessor's Block 3653, Technological Dental Laboratory, in an RH-3 (House, Three-Family) district. RESOLUTION NO. 8821.
- CU80.28 - 1317 16TH STREET, southwest corner at Harlow Street, Lot 84 in Assessor's Block 3565, E.V.'s Repair Service, in an RM-1 (Mixed Residential, Low Density) district. RESOLUTION NO. 8822.
- CU80.193 - 3747 17TH STREET, south side between Church and Sanchez Streets, Lot 74 in Assessor's Block 3580, De Mars, Collector Car Parts, Dealer, in an RM-1 (Mixed Residential, Low Density) district. RESOLUTION NO. 8823.
- CU80.171 - 4321 24TH STREET, southeast corner at Homestead Street, Lot 38 in Assessor's Block 6504, A. Williams, Floor Contractor, in an RH-2 (House, Two-Family) district. RESOLUTION NO. 8824.



- CU80.164 - 701 SHRADER STREET, southwest corner at Shrader and Waller Streets, Lot 1 in Assessor's Block 1250, Quicksilver Kites, in an RH-3 (House, Three-Family) district.

RESOLUTION NO. 8825.

- CU80.196 - 80A SANCHEZ STREET, west side between Duboce Avenue and 14th STREET, Lot 17 in Assessor's Block 3538, Groth & Co., Painting Contractors, in an RH-3 (House, Three-Family) district.

RESOLUTION NO. 8826.

FOR DISAPPROVAL:

- CU80.148 - 479 WALLER STREET, south side between Fillmore and Steiner Streets, Lot 28 in Assessor's Block 867, German Engine Exchange, in an RH-3 (House, Three-Family) district.

(See below).

Relative to CU80.148, at a point later in the meeting after the Commission had concluded consideration of all items originally on the consent calendar, Mr. Frederick W. Walter, executor of the estate of which this property is a part, stated that he wished to address the Commission on this application. After advising him that the matter had already been acted upon, Mr. Passmore further advised the Commission that there had been an apparent misunderstanding on the part of Mr. Walter on the method of appealing the recommendation of the Zoning Administrator and Planning staff. As a consequence, it was moved by Commissioner Nakashima and seconded by Commissioner Kelleher and unanimously carried to rescind the previous Commission action for CU80.148 and to pull the matter from the Consent Calendar.

The matter was then reopened for discussion as an individual item during which Mr. Walter gave testimony seeking an extension of the termination date. It was then moved by Commissioner Dearman, seconded by Commissioner Starbuck, and unanimously carried that Resolution No. 8827, disapproving the application, be adopted.

The following Conditional Use applications were originally listed on the Consent Calendar:

- CU80.99 - 100 FILLMORE STREET, northeast corner at Hermann Street, Lot 17 in Assessor's Block 868, Peter Tangen, Cabinet Shop, in an RH-3 (House, Three-Family) district.



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Jeffrey Beck, who spoke on behalf of the owner, requested that the condition restricting the use of the property, to Peter Tangen only, be eliminated. It was moved by Commissioner Nakashima, seconded by Commissioner Karasick, and carried by a vote of six "YES" and one "NO" that Resolution No. 8817 be adopted as recommended by the staff. Commissioner Dearman voted, "NO."

CU80.128 - 10 SANCHEZ STREET, west side between Duboce and 14th Streets, Lot 2 in Assessor's Block 3538, Scott's bar be allowed open after 10:00 p.m., in an RH-3 (House, Three-Family) district.

Mr. Paul Gaspari, Attorney, represented Mr. Joseph, owner of the property, who was requesting authorization to allow the bar to remain open after 10:00 p.m.

Following discussion, it was moved by Commissioner Bierman and seconded by Commissioner Nakashima that the staff recommendation be adopted. On a roll call vote, the matter failed with four "NOES" and three "AYES." Those voting "AYE" were Commissioners Bierman, Nakashima, and Starbuck, and voting "NO" were Commissioners Dearman, Rosenblatt, Kelleher, and Karasick.

After further discussion, it was moved by Commissioner Dearman and seconded by Commissioner Bierman that the staff recommendation as contained in Resolution No. 8820 be adopted with an additional condition requiring the rehabilitation of the two dwelling units on the property. On a roll call vote there were four "AYES" and three "NOS." Voting "AYE" were Commissioners Bierman, Dearman, Nakashima, and Starbuck; voting "NO" were Commissioners Rosenblatt, Kelleher, and Karasick.

CU80.170 - 4400 17TH STREET, northwest corner of Temple and 17th Streets, Lot 5 in Assessor's Block 2645, Bell's Food Store, Projecting Sign in an RH-3 (House, Three-Family) District.

President Rosenblatt requested permission to abstain from participation in this matter because of possible conflict of interest based on ownership of property within three hundred feet to the subject parcel. It was moved by Commissioner Starbuck, seconded by Commissioner Bierman, and unanimously carried that the request be granted. Commissioner Rosenblatt turned the chair over to Commissioner Dearman.

Testifying in favor of allowing the sign were:

Nicola & Rosette Saba, owners of the property,  
Tim Becker

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Elsie Mugele  
Noel Grady  
Earl Curtis

It was moved by Commissioner Starbuck and seconded by Commissioner Nakashima that the draft resolution recommending disapproval of the request be adopted. When the question was called, there was a tie vote with Commissioners Starbuck, Nakashima, and Karasick voting "AYE" and Commissioners Bierman, Dearman, and Kelleher voting, "NO." Assistant Director Passmore advised the Commission that the application request had therefore been denied (Please read on).

At a point later in the meeting following a short recess, and by which time the applicant and proponents had departed, and also by which time President Rosenblatt had resumed the chair, he announced it had been determined that the vote on the application CU80.170 had been miscounted inasmuch as Commissioner Karasick had also voted, "NO," thus the motion to adopt the resolution of disapproval had failed, rather than the application request itself, by a vote of four "NOS" and two "AYES." Commissioner Dearman assumed the chair and following discussion, it was moved by Commissioner Starbuck, seconded by Commissioner Dearman, and unanimously carried that the vote on the matter be rescinded. President Rosenblatt did not vote and returned the chair to Commissioner Dearman.

Following discussion, it was moved by Commissioner Starbuck and seconded by Commissioner Karasick that the draft resolution, recommending that no projecting sign be authorized, be adopted. When the question was called, there were two "AYES" and four "NOS." Commissioners Starbuck and Karasick voted, "AYE" and Commissioners Bierman, Dearman, Nakashima, and Kelleher voted, "NO."

After further discussion, during which time Mr. Passmore advised the Commission regarding conditions that might be imposed to allow approval of a projecting sign, it was moved by Commissioner Nakashima, seconded by Commissioner Starbuck, and unanimously carried that the matter be continued for two weeks during which time the staff would contact the applicant regarding the conditions.

President Rosenblatt again resumed the chair.

CU80.21 - 1530 FELL STREET, north side between Central Avenue and Lyon Street, Lot 11 in Assessor's Block 1207, Ocampo and Yeall, in an RH-3 (House, Three-Family) district.

Marvin J. Colangelo, Attorney, represented the owner, Elmer J. Towle, who also gave testimony and was requesting an extension of the use beyond the termination date.

It was moved by Commissioner Starbuck, seconded by Commissioner Karasick that the draft resolution recommending denial of the request be adopted. When the question was called, there were five "AYE" votes and two "NO" votes. Voting "AYE" were Commissioners Rosenblatt, Starbuck, Karasick, and Kelleher; voting "NO" were Commissioners Bierman and Dearman.

CU80.84 - 1960 HAYES STREET, north side between Ashbury and Clayton Streets, Lot in Assessor's Block 1195, Elkins Civic Center Tow, request for extension of time beyond the May 2, 1980 expiration date, in an RH-3 (House, Three-Family) district.

James Clay, Attorney, represented James Elkins, owner, who requested a continuance in order to allow testimony from a party who could not be present today.

It was moved by Commissioner Bierman, seconded by Commissioner Karasick, and unanimously carried that the matter be continued until February 26, 1981.

CU80.129 - 3874 18TH STREET, north side between Church and Sanchez Streets, Lot 24 in Assessor's Block 3580, vacant building in an RM-1 (Mixed Residential, Low Density) district.

Peter Wall, Real Estate Broker, represented the owners who were requesting removal of the termination date for use of the building as a garage.

After discussion, it was moved by Commissioner Starbuck, seconded by Commissioner Bierman, and unanimously carried that Resolution No. 8829, disapproving the request, be adopted.

CU80.130 - 258 DORLAND STREET, north side between Church and Sanchez Streets, Lot 49 in Assessor's Block 3580, vacant building, in an RI-1 (Mixed Residential, Low Density) district.

Peter Wall, Real Estate Broker, represented the owner, Allen Wall, in his request for continuance of the nonconforming use.

After discussion, it was moved by Commissioner Starbuck, seconded by Commissioner Nakashima, and unanimously carried that Resolution No. 8830, disapproving the request, be adopted.

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## R8Q.4 - Lease of property at 18TH and INDIANA STREETS.

Mr. Passmore advised the Commission that the staff had not completed its work on this matter. It was moved by Commissioner Nakashima, seconded by Commissioner Kelleher, and unanimously carried that the matter be continued indefinitely.

CU80.37 - Public hearing on draft Environmental Impact Report for the proposed SILVER VIEW TERRACE: area generally bounded by Bridgeview Drive on northeast to northwest, Topeka Avenue on the southwest, and Newhall Street on the southeast, involving a vacant 11-acre site (formerly Mt. St. Joseph's Home) on Lot 2 in Assessor's Block 5335A, construction of 120 detached, two-story single-family units on lots with typical width of 33 feet and depth of 80 feet, and onsite improvements requiring approval of subdivision plans.  
(Continued from the Regular Meeting of December 11, 1980).

Mr. Passmore advised the Commission that the staff was recommending that the matter be continued indefinitely in that it would require re-advertising because of significant amendments to be made to the Environmental Impact Report.

It was moved by Commissioner Nakashima, seconded by Commissioner Dearman, and unanimously carried that the matter be continued indefinitely.

CU80.37 - Request for authorization of conditional use at EAST SIDE OF POLK STREET, NORTHEAST CORNER at GREENWICH STREET, Lot 18 in Assessor's Block 501, to permit construction of up to 28 DWELLING UNITS in an RM-2 (Mixed Residential, Moderate Density) district.  
(Continued from the Regular Meeting of December 18, 1980).

Those speaking for the applicant, Carma Developers, and in favor of the application were:

William Coblentz, Attorney  
John Field, Architect  
Dale Moffett  
Tom Sante, Project Manager  
Dick Robinson, 1271 Lombard  
Sarah Brown, 1080 Chestnut  
Jim Easton, 1450 Greenwich  
John Hagan, 2525 Larkin  
Edward Estrieto (a letter)



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Those speaking in opposition to the application:

Mrs. Marian Hinman, Russian Hill Improvement Association  
Mrs. Bland Platt, Historic Preservation Consultants for the neighborhood. Also submitted photographs.  
David Johnson, for himself and Charles Gaylord  
Ted Kipping, Arborist  
Edward Searby, Engineer  
Fred Hotter, 1249 Lombard  
Mrs. William Jackson, 1336 Greenwich  
Jonathan Nix, 1369A Greenwich  
Robin & Jennifer King, 1343 Greenwich  
Mrs. Katherine Wessell, 1356 Greenwich  
Chuck Blackburn, 1269 Lombard  
Thomas Garfield, 1365 Greenwich  
John Walsh, 1330 Greenwich  
---- Wada, 1350 Greenwich  
Nina Beckwith, 2425 Larkin Street  
Rod Handeland, 1267 Lombard

While most testimony dealt with the height, bulk, and aesthetics of the building itself, there was significant concern over the possible loss of trees on the Wessell property and the staff was instructed to incorporate the agreement by reference, at least, between Mrs. Wessell and Carma Developers into any resolution prepared for Commission consideration.

It was moved by Commissioner Bierman, seconded by Commissioner Dearman, that the matter be continued two weeks until February 5, 1981. When the question was called, there were five "AYES" and two "NOS;" voting "AYE" were Commissioners Bierman, Dearman, Starbuck, Karasick, and Kelleher; voting "NO" were Commissioners Nakashima and Rosenblatt.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

DR80.37 - 33-8TH STREET, Lot 5 in Assessor's Block 3701. Discretionary Review of Building Permit Application 7910542 for HOLIDAY INN EXPANSION at Civic Center, of a 224-room, 17-story addition to the existing hotel. (EE79.314)

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Robert Passmore, Assistant Director, recommended that the matter be continued indefinitely. It so was moved by Commissioner Karasick, seconded by Commissioner Dearman, and unanimously carried.

R78.25 - Widening of roadway of the 100 Block of ELSIE STREET between Virginia and Esmeralda Avenue.

Robert Passmore, Assistant Director, advised the Commission, that he had material for distribution to members and recommended that the matter be continued indefinitely. It was so moved by Commissioner Nakashima, seconded by Commissioner Starbuck, and unanimously carried.

EE89.219 - Appeal of the preliminary Negative Declaration for three 3-unit condominiums on 27TH STREET between Castro and Noe, Lots 34, 35, and 36 in Assessor's Block 6590; construction of three 4-story condominiums, each 3-units, 5,100 sq. ft., including three parking spaces.  
(Continued from the Regular Meeting of December 18, 1980).

Paul Rosetter, Planner III, made the staff presentation of modifications to the Negative Declaration and asked that the Commission sustain it as amended.

Testimony from appellants was given in the form of a letter by Keith Eichman, and orally by:

Jerry Humbert, 590 Duncan  
Roy Tisell, (to the rear of the subject parcels)  
Kirstin Lucid, 1913 Castro  
Barbara Francisco, 526 Duncan  
Lena Eichman, 1907 Castro

Testimony to sustain the Negative Declaration was given by Barry and Anna Kane, owners of the subject property.

It was moved by Commissioner Nakashima and seconded by Commissioner Karasick that Resolution No. 3831 sustaining the Negative Declaration as amended be adopted. There were five "AYE" votes by Commissioners Dearman, Nakashima, Rosenblatt, Karasick, and Kelleher, and two "NO" votes by Commissioners Bierman and Starbuck.

DR80.4 - Consideration of Discretionary Review of proposed three 3-unit condominiums on 27TH STREET between Castro and Noe, Lots 34, 35, and 36 in Assessor's Block 6590; construction



-11-

of three 4-story condominiums, each 3-units, 5,100 sq. ft., including three parking spaces.

Paul Rosetter made the staff presentation.

Following the discussion, which included possible additional amendments to the draft resolution by Mr. Passmore, it was moved by Commissioner Bierman and seconded by Commissioner Starbuck that the amended resolution be adopted. There were three "AYE" votes by Commissioners Bierman, Dearman, and Starbuck. There were four "NO" votes by Commissioners Nakashima, Rosenblatt, Karasick, and Kelleher.

It was then moved by Commissioner Starbuck, seconded by Commissioner Bierman, and unanimously carried that the staff recommendation with conditions as set forth in Resolution No. 3832 be adopted.

RS80.229 - Review for consistency with Master Plan at 50 PARKRIDGE DRIVE, east side north of Burnett Avenue, Lot 14 in Assessor's Block 2846, for a 14-unit-UNIT CONDOMINIUM CONVERSION SUBDIVISION, requesting EXCEPTION for low- and moderate-income occupancy requirements of the Subdivision Code.  
(Continued from the Regular Meeting of January 15, 1981).

Mr. Passmore advised the Commission that additional material had been received within the past day on this matter and that the staff had not had time for review and recommended that that matter be continued indefinitely.

It was moved by Commissioner Nakashima, seconded by Commissioner Karasick, and unanimously carried that the matter be continued indefinitely.

RS80.244 - Review for consistency with Master Plan and consideration of EXCEPTION from Subdivision Code Section 1341 concerning low- and moderate-income occupancy at 25 and 29 JOICE STREET, west side between California and Pine Streets, Lot 21 in Assessor's Block 256 for 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Mr. Richard Backer, a planning staff volunteer, made the staff presentation.

Testifying in favor of the request were Ed and Stephanie Knapp and Gil Cohen.

It was moved by Commissioner Bierman and seconded by Commissioner Starbuck that the staff recommendation, calling for a denial of the

-12-

exception, be adopted. When the question was called, there was a tie vote with Commissioners Bierman, Nakashima, and Starbuck voting, "AYE" and Commissioners Rosenblatt, Karasick, and Kelleher voting, "NO." President Rosenblatt announced that the tie vote resulted in the request for exceptions being denied as contained in Resolution No. 8834.

RS79.50 - Joint public hearing with the Department of Public Works and review for consistency with the Master Plan at 800 FRANKLIN STREET, east side corner of Eddy and Larch Streets, Lots 11-14 in Assessor's Block 743, for 87-UNIT CONDOMINIUM SUBDIVISION.

Alec Bash, Environmental Review Officer, stated that he had been requested by the Department of Public Works to present their position on the matter. Richard Backer made the presentation which included a recommendation of approval.

Barbara Herzig, of the San Francisco Redevelopment Agency, and Vincent Walsh, Project Developer, spoke in favor of the proposal.

It was moved by Commissioner Karasick, seconded by Commissioner Bierman, and unanimously carried that Resolution No. 8835, finding the tentative subdivision map consistent with the Master Plan, be adopted.

RS80.249 - Review for consistency with Master Plan at 1001 CALIFORNIA STREET, southwest corner at Mason Street, Lot 1 in Assessor's Block 254, for 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Richard Backer made the staff presentation. Jim Johnson, Attorney, represented the owner, Abe Hozz. Also speaking in favor of the request was Mr. Swenson, a tenant in the building.

It was moved by Commissioner Starbuck, seconded by Commissioner Bierman, and unanimously carried that Resolution No. 8836, disapproving the request, be adopted.

RS80.187 - Review for consistency with Master Plan and consideration of EXCEPTION from Subdivision Code Section 1341 concerning low- and moderate-income occupancy at 1033-37 LOMBARD STREET, south side between Hyde and Leavenworth Streets, Lot 21A in Assessor's Block 71, for 3-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

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Richard Backer made the staff presentation and recommended approval of the request. It was moved by Commissioner Kelleher and seconded by Commissioner Karasick that Resolution No. 8833, approving the request, be adopted.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

EDWARD N. MICHAEL  
Acting Administrative Secretary  
City Planning Commission



SF  
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#21  
1/29/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
JANUARY 29, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS CERT.  
181921  
CITY PLANNING COMMISSION  
JANUARY 29, 1981

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,  
Nakashima and Starbuck.

ABSENT: Commissioner Rosenblatt.

APPROVAL OF MINUTES

Approval of Minutes of the Regular Meeting of December 11,  
1980.

Approved unanimously. Vote 6-0

Absent: Commissioner Rosenblatt

1:00 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF A RESOLUTION ESTABLISHING A POLICY  
OF COOPERATION BETWEEN THE CITY PLANNING COMMISSION  
AND THE PUBLIC UTILITIES COMMISSION WITH RESPECT TO  
ENERGY CONSERVATION PLANS AND PROGRAMS.

Approved Resolution No. 8837 Vote 5-1

Voting no: Commissioner Starbuck

Absent: Commissioner Rosenblatt

2. AMENDMENT TO CONSULTANT CONTRACT WITH EDWARD A. GREEN -  
DELETING TERMINATION DATE.

Approved Resolution No. 8838 Vote 6-0

Absent: Commissioner Rosenblatt

B. Commissioners' Questions and Matters

1:30 P.M.

2. SU80.10 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 2123 FILLMORE STREET, LOT 3 IN ASSESSOR'S BLOCK 635, TO PERMIT A RESTAURANT (PASTRY SHOP WITH SEATING FOR APPROXIMATELY 20 PEOPLE) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Approved with Conditions. Resolution No. 8839  
Vote 6-0  
Absent: Commissioner Rosenblatt

3. R80.14 - SALE OF SURPLUS PROPERTY, SOUTH SIDE OF SHAFTER AVENUE, WEST OF INTERSTATE 280, LOTS 48 AND 50 IN ASSESSOR'S BLOCK 5350.

Passed motion for finding of Master Plan Conformity.  
Vote 6-0  
Absent: Commissioner Rosenblatt

4. R80.31 - REVOCABLE ENCROACHMENT PERMIT FOR A PRIVATE DRIVEWAY OVER A PORTION OF BAKER STREET, NORTH OF BROADWAY.

Passed motion for finding of Master Plan Conformity.  
Vote 6-0  
Absent: Commissioner Rosenblatt

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NOTE: AT THE CONCLUSION OF THE ABOVE ITEMS, THE COMMISSION WILL ADJOURN AND IMMEDIATELY RECONVENE IN THE BOARD OF SUPERVISORS' CHAMBERS.

\* \* \* \* \*

#### Director's Report (Cont)

On the occasion of the resignation of Rai Okamoto, Director of Planning.

Approved Resolution No. 8840 Vote 6-0  
Absent: Commissioner Rosenblatt



2:00 P.M.

5. EE80.171 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED HOTEL RAMADA OF SAN FRANCISCO, AREA GENERALLY BOUNDED BY FIFTH STREET NORTH, EDDY, MASON AND ELLIS STREETS, LOTS 11, 12, 15, 16, 17, 18 AND 25 IN ASSESSOR'S BLOCK 330, A 1000-ROOM HOTEL IN A 32-STORY, 611,400 GROSS SQUARE FOOT, 320-FOOT HIGH BUILDING, REQUIRING CONDITIONAL USE AUTHORIZATION.

Approved Certification. Resolution No. 8841

Vote 4-2

Voting no: Commissioners Karasick and Kelleher

Absent: Commissioner Rosenblatt

6. EE79.257 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED SAN FRANCISCO HILTON HOTEL TOWER NO. 2, SOUTHEAST CORNER OF O'FARRELL AND TAYLOR STREETS ON LOT 27 IN ASSESSOR'S BLOCK 325, A 410-ROOM TOWER IN A 27-STORY, 318,900 GROSS SQUARE FOOT, 320-FOOT HIGH BUILDING ADJACENT TO THE EXISTING SAN FRANCISCO HILTON HOTEL AND TOWER, REQUIRING CONDITIONAL USE AUTHORIZATION.

Approved Certification. Resolution No. 8842

Vote 4-2

Voting no: Commissioners Karasick and Kelleher

Absent: Commissioner Rosenblatt

7. EE79.283 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED HOLIDAY INN, MASON AND O'FARRELL STREETS, 810-ROOM HOTEL IN A 26-STORY, 475,800 GROSS SQUARE FOOT, 300-FOOT HIGH BUILDING AND THREE LEVELS OF UNDERGROUND PARKING FOR 81 VEHICLES.

Approved Certification. Resolution No. 8843

Vote 4-2

Voting no: Commissioners Karasick and Kelleher

Absent: Commissioner Rosenblatt

2:00 P.M. (Cont)

8. CU80.238 - REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT AT FIFTH STREET NORTH, BETWEEN EDDY AND ELLIS STREETS; TO ALLOW USE OF FLOOR AREA BONUS PROVISIONS AND MODIFICATION OF SPECIFIC STANDARDS THERETO AND TO PERMIT PARKING IN EXCESS OF THAT ALLOWED AS ACCESSORY; TO ALLOW CONSTRUCTION OF A 32-STORY, 1,000 GUEST ROOM HOTEL IN GENERAL CONFORMITY WITH PLANS ON FILE WITH THE DEPARTMENT OF CITY PLANNING, LOTS 11, 12, 15, 16, 17, 18 AND 25 IN ASSESSOR'S BLOCK 330.

(Continued from the Regular Meeting of December 18, 1980)

Approved with Conditions. Resolution No. 8844  
Vote 5-1

Voting no: Commissioner Starbuck

Absent: Commissioner Rosenblatt

9. CU80.239 - REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT AT 375 O'FARRELL STREET; TO ALLOW USE OF FLOOR AREA BONUS PROVISIONS AND MODIFICATION OF SPECIFIC STANDARDS THERETO; TO ALLOW CONSTRUCTION OF A 27-STORY, 410 GUEST ROOM HOTEL ADDITION IN GENERAL CONFORMITY WITH PLANS ON FILE WITH THE DEPARTMENT OF CITY PLANNING; ENTIRE BLOCK BOUNDED BY O'FARRELL, MASON, ELLIS AND TAYLOR STREETS, ALL OF ASSESSOR'S BLOCK 325.

(Continued from the Regular Meeting of December 18, 1980)

Passed motion to continue to March 12, 1981.  
Vote 6-0

Absent: Commissioner Rosenblatt

2:00 P.M. (Cont)

10. CU80.243 - REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT OCCUPYING THE MAJOR PORTION OF THE BLOCK BOUNDED BY FIFTH STREET NORTH, AND MASON, O'FARRELL AND ELLIS STREETS; TO ALLOW USE OF FLOOR AREA BONUS PROVISIONS AND MODIFICATION OF SPECIFIC STANDARDS THERETO; TO ALLOW CONSTRUCTION OF A 27-STORY, 805 GUEST ROOM HOTEL IN GENERAL CONFORMITY WITH PLANS DESCRIBED UNDER THE ENVIRONMENTAL IMPACT REPORT FOR SAID PROJECT AND ON FILE WITH THE DEPARTMENT OF CITY PLANNING, LOTS 11, 12 AND 20 IN ASSESSOR'S BLOCK 326.

Approved with Conditions. Resolution No. 8845  
Vote 4-1

Voting no: Commissioner Starbuck

Absent: Commissioners Dearman and Rosenblatt

11. DR81.2 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7910790 FOR THE HOLIDAY INN OCCUPYING THE MAJOR PORTION OF THE BLOCK BOUNDED BY FIFTH STREET NORTH, AND MASON, O'FARRELL AND ELLIS STREETS, AS DESCRIBED UNDER CALENDAR ITEMS 7 AND 10.

No Action required - matter pre-empted by Commission  
Action on CU80.243.

Adjourned: 2:10 a.m.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
THURSDAY  
FEBRUARY 5, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

PRESENT: Commissioners Bierman, Boas, Dearman, Nakashima,  
Rosenblatt, Sklar and Starbuck.

ABSENT: None.

11:30 A.M.

FIELD TRIP - To view the sites of matters scheduled for Commission consideration during the month of February.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

On behalf of the Commission, President Rosenblatt welcomed Dean Macris, Director of Planning-Designate. Mr. Macris, it is noted, will assume officially the position of Director on March 2, 1981.

The Commission asked that the staff prepare a draft resolution endorsing a proposed ordinance before the Board of Supervisors, establishing a "transit impact development fee schedule".

1:30 P.M.

2. EE80.288 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A ZONING RECLASSIFICATION; SITE BOUNDED BY COLUMBUS AVENUE, WASHINGTON, KEARNY AND JACKSON STREETS, LOTS 4 THROUGH 16, IN ASSESSOR'S BLOCK 195, CONSIDERATION OF RECLASSIFICATION REQUEST TO REZONE FROM C-2 TO RC-4 DISTRICT TO PRESERVE AND PROTECT THE RESIDENTIAL CHARACTER OF THE SITE BY REQUIRING HOUSING IN THE DEVELOPMENT OF THE SITE.  
(Continued from the Regular Meeting of October 23, 1980)

Passed motion to continue to March 12, 1981.  
Vote 7-0



2:00 P.M.

3. CU80.249 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1860 WASHINGTON STREET, NORTH SIDE BETWEEN VAN NESS AVENUE AND FRANKLIN STREET, LOT 10 IN ASSESSOR'S BLOCK 599, FOR A BUILDING 48.5 FEET IN HEIGHT IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to April 16, 1981.

Vote 7-0

2:30 P.M.

4. EE80.251 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE VICTORIAN GALLERY; 652 CHENERY STREET, LOT 31 IN ASSESSOR'S BLOCK 6742, CONSTRUCTION OF 6-UNITS-OVER-COMMERCIAL SPACE, 4-FLOORS, APPROXIMATELY 15,500 SQUARE FEET INCLUDING PARKING SPACES, REQUIRING ZM80.41.

Appeal withdrawn - No Action required.

5. ZM80.41 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 652 CHENERY STREET, NORTH SIDE BETWEEN CASTRO AND DIAMOND STREETS, LOT 31 IN ASSESSOR'S BLOCK 6742, FROM A C-2 (COMMUNITY BUSINESS) AND AN RH-2 (HOUSE, TWO-FAMILY) TO A C-2, AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) OR AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT.

Approved/RC-1

Resolution No. 8846

Vote 7-0

6. R80.25 - LEASE OR SALE OF AIR RIGHTS ON HOFF STREET, BETWEEN 16TH AND 17TH STREETS, APPROXIMATELY 7,625 SQUARE FEET OF LOT 84 IN ASSESSOR'S BLOCK 3569. (EE80.261)

Passed motion for finding of Master Plan Conformity.  
Vote 7-0

7. ZM80.54 - REQUEST FOR RECLASSIFICATION OF PROPERTY ON THE WEST SIDE OF HOFF STREET, A THROUGH LOT TO RONDEL PLACE, BETWEEN 16TH AND 17TH STREETS, LOT 84 IN ASSESSOR'S BLOCK 3569, FROM A P (PUBLIC USE) TO AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to April 2, 1981.  
Vote 7-0

3:30 P.M.

3. ZM80.44 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 3901-11 MISSION STREET, SOUTHWEST SIDE BETWEEN COLLEGE AVENUE AND MURRAY STREET, LOT 42 AND 43 IN ASSESSOR'S BLOCK 5802, FROM AN RH-3 (HOUSE, THREE-FAMILY) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved/C-2 Lot 43      Resolution No. 8847  
Vote 7-0

9. ZM80.45 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 75 COOK STREET, WEST SIDE BETWEEN GEARY BOULEVARD AND THE CUL-DE-SAC, LOT 19 IN ASSESSOR'S BLOCK 1066, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to February 26, 1981.  
Vote 6-1  
Voting no: Commissioner Starbuck

4:00 P.M.

10. CU79.87 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 101-03 LOWER TERRACE AND 22 LOWER TERRACE, BETWEEN SATURN AND LEVANT STREETS, LOT 1 AND 22A IN ASSESSOR'S BLOCKS 2627 AND 2626, RESPECTIVELY, FOR A THIRD DWELLING UNIT ON A LOT OF 5,650 SQUARE FEET WHEN 1,500 SQUARE FEET PER UNIT IS REQUIRED AND THE ADDITION OF A THIRD STALL TO AN ACCESSORY COMMUNITY GARAGE IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved with Conditions.      Resolution No. 8848  
Vote 7-0

11. CU80.241 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON THE EAST SIDE OF DELANO AVENUE BETWEEN ONEIDA AND OCEAN AVENUES, LOT 24 IN ASSESSOR'S BLOCK 6951, FOR TWO DWELLING UNITS ON A VACANT LOT OF 6,328 SQUARE FEET WHEN 3,000 SQUARE FEET PER UNIT IS REQUIRED IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved with Conditions.      Resolution No. 8849  
Vote 7-0

4:30 P.M.

12. EE80.105 - APPEAL OF THE DETERMINATION THAT AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED FOR A 7-UNIT APARTMENT HOUSE; 1470 WASHINGTON STREET, LOT 13 IN ASSESSOR'S BLOCK 187, CONSTRUCTION OF 15,500 SQUARE FOOT APARTMENT BUILDING, 4 FLOORS OVER 2 LEVEL GARAGE, 7 UNITS, 7 PARKING SPACES, REQUIRING A VARIANCE VZ80.32, AND BUILDING PERMIT APPLICATION NO. 8000709.

Passed motion to continue to March 5, 1981.  
Vote 7-0

13. RS80.229 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 50 PARKRIDGE DRIVE, EAST SIDE NORTH OF BURNETT AVENUE, LOT 14 IN ASSESSOR'S BLOCK 2846, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION, REQUESTING EXCEPTION FOR LOW- AND MODERATE-INCOME OCCUPANCY REQUIREMENTS OF THE SUBDIVISION CODE.  
(Continued from the Regular Meeting of January 22, 1981)

Passed motion to continue to March 12, 1981.  
Vote 7-0

14. CU80.37 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT THE EAST SIDE OF POLK STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501, TO PERMIT CONSTRUCTION OF UP TO 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of January 22, 1981)

NOTE: THE DEPARTMENT WILL RECOMMEND, AND IT IS ANTICIPATED THAT THE COMMISSION WILL CONTINUE THIS MATTER TO A LATER DATE.

Passed motion to continue to March 5, 1981.  
Vote 7-0

15. CU80.170 - 4400 - 17TH STREET, NORTHWEST CORNER AT TEMPLE AND 17TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 2645, BELL'S MARKET, PROJECTING SIGN, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of January 22, 1981)

Approved with Conditions. Resolution No. 8850  
Vote 6-0  
Abstained: Commissioner Rosenblatt

Adjourned: 5:15 p.m.

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#21

2/19/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
FEBRUARY 19, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

FEB 26 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Karasick, Kelleher,  
Nakashima and Starbuck.

ABSENT: Commissioner Rosenblatt.

1:00 P.M.

1. Current Matters

A. Director's Report

1. PRESENTATION BY THE PORT OF SAN FRANCISCO ON PORT  
PLANS FOR A FISHING PIER AND PUBLIC ACCESS AT PIER  
NO. 3.

Informational Presentation - No Action taken.

2. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR  
OF CITY PLANNING TO ENTER INTO A PERSONAL SERVICE  
CONTRACT, WITH THE CITIZENS HOUSING TASK FORCE FOR  
AN AMOUNT NOT TO EXCEED \$6,000; CONTRACT WOULD PROVIDE  
FOR COMPLETION OF THE TASK FORCE'S WORK.

Approved Resolution No. 8851 Vote 6-0  
Absent: Commissioner Rosenblatt

B. Commissioners' Questions and Matters

The Commission asked that the Department take the steps  
necessary to cause the removal of illegal signs included  
within the North Point Pier Project.

1:30 P.M.

2. COMMENTS BY SAN FRANCISCANS FOR REASONABLE GROWTH ON THE  
FINDING OF THE ARTHUR ANDERSON COST BENEFIT STUDY ON DOWNTOWN  
HIGHRISE DEVELOPMENT.

Informational Presentation - No Action taken.

2:00 P.M.

3. SU80.11 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 2798 MISSION STREET, LOT 10A IN ASSESSOR'S BLOCK 3643, TO PERMIT A RESTAURANT (FAST FOOD WITH SEATING FOR APPROXIMATELY 46 PEOPLE) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE 24TH STREET-MISSION SPECIAL USE DISTRICT.

Approved with Conditions      Resolution No. 8852

Vote 5-1

Voting no: Commissioner Starbuck

Absent: Commissioner Rosenblatt

4. DR80.3 - CONSIDERATION OF A DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8009893 AT 1728-32 UNION STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 529; PROPOSAL FOR NEW CONSTRUCTION OF FOUR RESIDENTIAL UNITS AND ONE PROFESSIONAL OFFICE SPACE.

Matter erroneously placed on Calendar.

5. DR80.3 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8009893 AT 1728-32 UNION STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 529; PROPOSAL FOR NEW CONSTRUCTION OF FOUR RESIDENTIAL UNITS AND ONE PROFESSIONAL OFFICE SPACE.

Passed motion to continue to February 26, 1981.

Vote 5-1

Voting no: Commissioner Karasick

Absent: Commissioner Rosenblatt

6. DR80.31 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8004155, 8004156 AND 8004844 AT THE NORTHWEST CORNER OF LOPEZ AND SOTELO STREETS, LOTS 1, 2 AND 3 IN ASSESSOR'S BLOCK 2859; PROPOSAL FOR 3 SINGLE-FAMILY DWELLINGS, EACH 3 STORIES OVER A 2-CAR GARAGE. (Continued from the Regular Meeting of January 8, 1981)

Passed motion to continue to March 19, 1981 at

2:00 p.m.

Vote 6-0



2:45 P.M.

7. FINAL REPORT OF THE JOINT INSTITUTIONAL TRANSPORTATION SYSTEMS MANAGEMENT PROGRAM.

Informational Presentation - No Action taken.

3:15 P.M.

8. EE80.268 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED FIVE FREMONT CENTER, A COMBINED 42-STORY OFFICE BUILDING AND ADJACENT STREET-LEVEL RETAIL MALL, INVOLVING APPROXIMATELY 770,000 NET SQUARE FEET OF LEASEABLE OFFICE SPACE, 25,000 SQUARE FEET OF RETAIL SPACE, AND SUBSURFACE TENANT PARKING FOR ABOUT 160 VEHICLES.  
(Continued from the Regular Meeting of January 15, 1981)

Closed public hearing. Vote 6-0

4:00 P.M.

9. EE80.26 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT, 101 MONTGOMERY STREET, TO CONSTRUCT A 28-STORY OFFICE BUILDING WITH GROUND-FLOOR COMMERCIAL AND SUBSURFACE PARKING FOR 12-15 VEHICLES, BUILDING PERMIT APPLICATION NO. 7910122.

Closed public hearing. Vote 6-0

5:00 P.M.

10. LM20.13 - CONSIDERATION OF THE BAUER AND SCHWEITZER MALTING CO. AT 550 CHESTNUT STREET, LOT 10 IN ASSESSOR'S BLOCK 52, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 5, 1981.  
Vote 6-0

5:00 P.M. (Cont)

11. LM80.14 - CONSIDERATION OF THE BRANSTEN HOUSE AT 1735 FRANKLIN STREET, LOT 2 IN ASSESSOR'S BLOCK 641, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 5, 1981.  
Vote 6-0

12. LM80.15 - CONSIDERATION OF THE OLD SPAGHETTI FACTORY CAFE AT 478 GREEN STREET, LOT 19 IN ASSESSOR'S BLOCK 115C, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 19, 1981.  
Vote 6-0

13. LM80.16 - CONSIDERATION OF THE CLUNIE HOUSE AT 301 LYON STREET, LOT 8 IN ASSESSOR'S BLOCK 1207, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8853 Vote 6-0

5:30 P.M.

14. CU80.178 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 67-69 BELCHER STREET, EAST SIDE BETWEEN DUBOCE AVENUE AND 14TH STREET, LOT 74 IN ASSESSOR'S BLOCK 3537, WEILEY FURNITURE WAREHOUSE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of January 15, 1981)

Passed motion to continue to March 5, 1981.  
Vote 6-0

5:30 P.M.

15. ZM30.48 - REQUEST FOR RECLASSIFICATION OF THE FORMER MADISON SCHOOL PROPERTY AT 3950 SACRAMENTO STREET, NORTH SIDE, THROUGH LOT TO CLAY STREET, BETWEEN ARGUELLO BOULEVARD AND CHERRY STREET, LOTS 12 AND 37 IN ASSESSOR'S BLOCK 1014, RH-1 ON CLAY STREET FRONTAGE AND RH-2 ON SACRAMENTO STREET.  
(Continued from the Regular Meeting of December 11, 1980)

Passed motion to continue indefinitely.

Vote 6-0

Adjourned: 8:40 p.m.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
FEBRUARY 26, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

MAR 11 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boas, Dearman, Nakashima,  
Rosenblatt, Sklar and Starbuck.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

1. REVIEW OF PROGRESS ON THE REALIGNMENT OF THE GREAT  
HIGHWAY:

- a) SLOAT TO FULTON, UNDER THE DIRECTION OF THE  
CLEAN WATER PROGRAM; AND
- b) FULTON NORTH, THE GREEN BELT, A CONDITION OF  
THE DEVELOPMENT BY OCEAN BEACH ASSOCIATES.

Informational Presentation - No Action required.

2. CONSIDERATION OF A RESOLUTION ENDORSING THE APPLICA-  
TION FOR PROPOSITION 1 FUNDING TO IMPLEMENT THE  
LOCAL COASTAL PROGRAM:

- a) FULTON TO SLOAT, DELETABLE BID ITEMS NOT COVERED  
BY CLEAN WATER FUNDING; AND
- b) FULTON NORTH, TO DEVELOP THAT PART OF THE GREAT  
HIGHWAY NOT COVERED BY THE GREEN BELT.

Approved                      Resolution No. 8855                      Vote 7-0



1:00 P.M. (Cont)

1. Current Matters (Cont)

B. Commissioners' Questions and Matters

1. CONSIDERATION OF A RESOLUTION ENDORSING THE EXCLUSION, OF ALL FEDERAL OUTER CONTINENTAL SHELF (OCS) LEASE SALE #53 LANDS OFF THE COAST OF SAN FRANCISCO AND THE FARALLON ISLANDS, AS PROPOSED BY BOTH THE CALIFORNIA COASTAL COMMISSION AND THE NORTH CENTRAL COAST COMMISSION, FROM THE OCS LEASE SALE #53 PROCESS.

Approved                      Resolution No. 8854                      Vote 7-0

2. CONSIDERATION OF CHARTER AMENDMENTS AMENDING SECTIONS 3.524 AND 3.525. THEREOF, RELATING TO APPROVAL AND PREPARATION OF THE MASTER PLAN.

Passed motion to continue to March 5, 1981.  
Vote 7-0

1:45 P.M.

2. CONSIDERATION OF THE PROPOSED WORK PROGRAM AND BUDGET FOR THE DEPARTMENT OF CITY PLANNING FOR FISCAL YEAR 1981-82.

Passed motion to continue to March 5, 1981.  
Vote 7-0

2:00 P.M.

3. DR80.3 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8009893 AT 1728-32 UNION STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 529; PROPOSAL FOR NEW CONSTRUCTION OF FOUR RESIDENTIAL UNITS AND ONE PROFESSIONAL OFFICE SPACE. (Continued from the Regular Meeting of February 19, 1981)

Passed motion to continue to March 5, 1981.  
Vote 7-0

2:00 P.M. (Cont)

4. SU80.8 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 3920 - 24TH STREET, LOT 7A IN ASSESSOR'S BLOCK 3654, TO PERMIT A WINE STORE IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH STREET-NOE VALLEY SPECIAL USE DISTRICT.

Approved Resolution No. 8856 Vote 5-2  
Voting no: Commissioners Bierman and Dearman

5. RS81.4 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 3555 JACKSON STREET, SOUTH SIDE BETWEEN SPRUCE AND LOCUST STREETS, LOT 20 IN ASSESSOR'S BLOCK 987, FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

NOTE: THE APPLICANT HAS REQUESTED THAT THIS MATTER BE CONTINUED TO A LATER DATE.

Passed motion to continue to April 9, 1981.  
Vote 7-0

6. RS80.255 - JOINT PUBLIC HEARING WITH THE DIRECTOR OF PUBLIC WORKS, AND REVIEW FOR CONSISTENCY WITH MASTER PLAN AT SOUTHEAST CORNER OF DAVIS STREET AND BROADWAY (GOLDEN GATEWAY COMMONS II), LOT 4 IN ASSESSOR'S BLOCK 168, FOR 52-UNIT CONDOMINIUM SUBDIVISION.  
(Continued from the Regular Meeting of January 15, 1981)

Passed motion to continue to March 26, 1981.  
Vote 7-0

4:00 P.M.

7. EE80.315 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED PACIFIC III APPAREL MART BUILDING OF SAN FRANCISCO, 22 FOURTH STREET, SOUTHWEST SIDE BETWEEN MARKET AND MISSION STREETS, LOT 3 IN ASSESSOR'S BLOCK 3705, TO PERMIT EXCEPTION TO BULK PROVISIONS TO ALLOW LENGTH OF 202.5 FEET AND DIAGONAL DIMENSION OF 250 FEET, ABOVE 150-FOOT HEIGHT, WHEN THE CITY PLANNING CODE ALLOWS 170 AND 200 FEET, RESPECTIVELY. (CU79.97)

Approved/Certification Resolution/Amended No. 8857  
Vote 5-2  
Voting no: Commissioners Bierman and Starbuck

4:00 P.M. (Cont)

8. CU79.97 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE PROPOSED PACIFIC III APPAREL MART AT 22 FOURTH STREET, SOUTHWEST SIDE BETWEEN MARKET AND MISSION STREETS, LOT 3 IN ASSESSOR'S BLOCK 3705, TO PERMIT EXCEPTION TO BULK PROVISIONS TO ALLOW LENGTH OF 202.5 FEET AND DIAGONAL DIMENSION OF 250 FEET, ABOVE 150-FOOT HEIGHT, WHEN THE CITY PLANNING CODE ALLOWS 170 AND 200 FEET, RESPECTIVELY.

Passed motion to continue to March 12, 1981.

Vote 6-0

Absent: Commissioner Nakashima

9. DR81.5 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7910880 FOR THE PROPOSED PACIFIC III APPAREL MART AT 22 FOURTH STREET, SOUTHWEST SIDE BETWEEN MARKET AND MISSION STREETS, LOT 3 IN ASSESSOR'S BLOCK 3705, TO PERMIT EXCEPTION TO BULK PROVISIONS TO ALLOW LENGTH OF 202.5 FEET AND DIAGONAL DIMENSION OF 250 FEET, ABOVE 150-FOOT HEIGHT, WHEN THE CITY PLANNING CODE ALLOWS 170 AND 200 FEET, RESPECTIVELY.

Passed motion to continue to March 12, 1981.

Vote 6-0

Absent: Commissioner Nakashima

5:00 P.M.

10. RS81.3 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1085 GREENWICH STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, LOT 23D IN ASSESSOR'S BLOCK 93, 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to March 5, 1981.

Vote 6-0

Absent: Commissioner Nakashima

11. RS81.14 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1905 LAGUNA STREET, SOUTHWEST CORNER AT PINE STREET, LOT 3D IN ASSESSOR'S BLOCK 651, FOR 21-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to March 5, 1981.

Vote 6-0

Absent: Commissioner Nakashima

5:00 P.M. (Cont)

12. ZM80.45 - RECLASSIFICATION OF PROPERTY AT 75 COOK STREET, WEST SIDE BETWEEN GEARY BOULEVARD AND THE CUL-DE-SAC, LOT 19 IN ASSESSOR'S BLOCK 1066, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of February 5, 1981)

Disapproved          Resolution No. 8858          Vote 6-0  
Absent: Commissioner Nakashima

13. CU80.84 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1960 HAYES STREET, NORTH SIDE BETWEEN ASHBURY AND CLAYTON STREETS, LOT 3 IN ASSESSOR'S BLOCK 1195, ELKINS CIVIC CENTER TOW, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of January 22, 1981)

NOTE: THE APPLICANT HAS REQUESTED AND THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO A LATER DATE.

Passed motion to continue to March 19, 1981.  
Vote 6-0  
Absent: Commissioner Nakashima

Adjourned: 9:10 p.m.





SF  
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# 21  
3/5/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
MARCH 5, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

MAR 16 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boas, Dearman, Nakashima,  
Rosenblatt, Sklar and Starbuck.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF A RESOLUTION TO DIRECT THE STAFF OF THE DEPARTMENT OF CITY PLANNING TO ADVISE APPLICANTS FOR DEVELOPMENT IN THE APPEALABLE AREA OF THE COASTAL ZONE AND INTERESTED PARTIES OF THEIR RIGHT TO APPEAL TO THE CALIFORNIA COASTAL COMMISSION AFTER THEY HAVE EXHAUSTED ALL LOCAL APPEAL PROCEDURES; AND THAT ALL APPLICATIONS FOR DEVELOPMENT LOCATED IN THE APPEALABLE AREA BE SCHEDULED FOR REVIEW AND PUBLIC HEARING BY THE CITY PLANNING COMMISSION; AND THAT REGULAR PROCEDURES FOR NOTICE SHALL BE USED.

Approved Resolution No. 8859 Vote 7-0

2. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF CITY PLANNING TO APPLY FOR, ACCEPT AND EXPEND FUNDS FROM THE U.S. DEPARTMENT OF TRANSPORTATION THROUGH THE METROPOLITAN TRANSPORTATION COMMISSION FOR A DOWNTOWN TRANSPORTATION IMPROVEMENT PROGRAM.

Approved Resolution No. 8860 Vote 6-1  
Voting no: Commissioner Starbuck

3. CONSIDERATION OF A RESOLUTION INITIATING A TEXT AMENDMENT TO ARTICLE 3 OF THE CITY PLANNING CODE FOR THE PURPOSE OF INCREASING FEES FOR APPLICATIONS FOR ZONING RECLASSIFICATIONS, CONDITIONAL USES, ESTABLISHMENT OR CHANGE OF BUILDING SET-BACK LINES, AND VARIANCES, AND TO ADD FEES FOR PROCESSING BY THE DEPARTMENT OF CITY PLANNING OF APPLICATIONS FOR BUILDING, FIRE, POLICE, AND HEALTH PERMITS.

Approved Resolution No. 8861 Vote 7-0

1:00 P.M. (Cont)

1. Current Matters (Cont)

B. Commissioners' Questions and Matters

1. CONSIDERATION OF CHARTER AMENDMENTS AMENDING SECTIONS 3.524 AND 3.525. THEREOF, RELATING TO APPROVAL AND PREPARATION OF THE MASTER PLAN.  
(Continued from the Regular Meeting of February 26, 1981)

Passed a motion directing the staff to draft a letter opposing the proposed charter amendments.

2. CONSIDERATION OF CONTRACT WITH ENVIRONMENTAL SCIENCE ASSOCIATES FOR PREPARATION OF THE DOWNTOWN ENVIRONMENTAL IMPACT REPORT.

Passed motion to continue to March 12, 1981.  
Vote 7-0

1:30 P.M.

2. CONSIDERATION OF THE PROPOSED WORK PROGRAM AND BUDGET FOR THE DEPARTMENT OF CITY PLANNING FOR FISCAL YEAR 1981-82.  
(Continued from the Regular Meeting of February 26, 1981)

Passed motion endorsing proposed budget.  
Vote 7-0

2:00 P.M.

3. R80.39 - LEASE OF PROPERTY FOR A RADIO TRANSMITTER FACILITY AT CHRISTMAS TREE POINT; LOT 14 IN ASSESSOR'S BLOCK 2719C.

Passed motion of not in conformity with the Master Plan.

Vote 4-3

Voting no: Commissioners Dearman, Kelleher and Nakashima

2:00 P.M. (Cont)

4. EE80.105 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A 7-UNIT APARTMENT HOUSE; 1470 WASHINGTON STREET, LOT 13 IN ASSESSOR'S BLOCK 187, CONSTRUCTION OF 15,500 SQUARE-FOOT APARTMENT BUILDING, 4 FLOORS OVER 2 LEVEL GARAGE, 7 UNITS, 7 PARKING SPACES, REQUIRING A VARIANCE (VZ80.32) AND BUILDING PERMIT APPLICATION NO. 8000709.  
(Continued from the Regular Meeting of February 5, 1981)

NOTE: THE APPLICANT HAS REQUESTED AND THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO A LATER DATE.

Passed motion to continue to April 9, 1981.  
Vote 7-0

5. EE80.273 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A 12-UNIT APARTMENT BUILDING; 1300 SACRAMENTO STREET, LOT 8 IN ASSESSOR'S BLOCK 220, DEMOLITION OF A 4-STORY, 22-UNIT APARTMENT BUILDING, AND CONSTRUCTION OF A 13-STORY, 12-UNIT APARTMENT BUILDING, APPROXIMATELY 49,270 SQUARE FEET, INCLUDING 14 PARKING SPACES, REQUIRING CONDITIONAL USE. (CU80.224).  
(Continued from the Regular Meeting of November 6, 1980)

Denied/Appeal                      Resolution No. 8862                      Vote 7-0

2.30 P.M.

6. ZM80.53 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 806 - 47TH AVENUE, SOUTHEAST CORNER AT CABRILLO STREET, LOT 54 IN ASSESSOR'S BLOCK 1689, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved                      Resolution No. 8863                      Vote 7-0

7. CU80.247 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 302 SILVER AVENUE, SOUTHEAST CORNER AT MISSION STREET, LOT 1 IN ASSESSOR'S BLOCK 5952, FOR EXPANSION OF A RESIDENTIAL CARE FACILITY.

Approved/Conditions                      Resolution No. 8864  
Vote 7-0

3:30 P.M.

8. DR81.1 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8100526 AT 2145-51 UNION STREET, SOUTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, LOT 23 IN ASSESSOR'S BLOCK 540, TO PERMIT EXPANSION OF RETAIL SPACE (2,224 SQUARE-FOOT ADDITION) IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

NOTE: ENVIRONMENTAL EVALUATION FOR THIS PROJECT HAS NOT BEEN COMPLETED AND STAFF WILL RECOMMEND CONTINUATION TO A LATER DATE.

Passed motion to continue to March 19, 1981.  
Vote 7-0

9. SU80.12 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 2145-51 UNION STREET, SOUTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, LOT 23 IN ASSESSOR'S BLOCK 540, TO PERMIT EXPANSION OF RETAIL SPACE (2,224 SQUARE-FOOT ADDITION) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

NOTE: ENVIRONMENTAL EVALUATION FOR THIS PROJECT HAS NOT BEEN COMPLETED AND STAFF WILL RECOMMEND CONTINUATION TO A LATER DATE.

Passed motion to continue to March 19, 1981.  
Vote 7-0

10. DR80.3 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8009893 AT 1728-32 UNION STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 529, PROPOSAL FOR NEW CONSTRUCTION OF FOUR RESIDENTIAL UNITS AND ONE PROFESSIONAL OFFICE SPACE. (Continued from the Regular Meeting of February 26, 1981)

Passed motion to continue to March 26, 1981.  
Vote 6-0  
Absent: Commissioner Dearman

3:30 P.M. (Cont)

11. CU80.178 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 67-69 BELCHER STREET, EAST SIDE BETWEEN DUBOCE AVENUE AND 14TH STREET, LOT 74 IN ASSESSOR'S BLOCK 3537, WEILEY FURNITURE WAREHOUSE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of February 19, 1981)

Passed motion to continue to March 19, 1981.

Vote 6-0

Absent: Commissioner Dearman

12. LM80.13 - CONSIDERATION OF THE BAUER AND SCHWEITZER MALTING CO. AT 550 CHESTNUT STREET, LOT 10 IN ASSESSOR'S BLOCK 52, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of February 19, 1981)

Approved Resolution No. 8865 Vote 5-1

Voting no: Commissioner Bierman

Absent: Commissioner Dearman

13. LM80.14 - CONSIDERATION OF THE BRANSTEN HOUSE AT 1735 FRANKLIN STREET, LOT 2 IN ASSESSOR'S BLOCK 641, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of February 19, 1981)

Approved Resolution No. 8866 Vote 6-0

Absent: Commissioner Dearman

4:00 P.M.

14. CONSIDERATION OF ADOPTION OF UPDATED AFFIRMATIVE ACTION PLAN/PROGRAM FOR THE DEPARTMENT OF CITY PLANNING.

Passed motion to continue to March 12, 1981.

Vote 6-0

Absent: Commissioner Dearman



4:30 P.M.

15. CU80.37 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT THE EAST SIDE OF POLK STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501, TO PERMIT CONSTRUCTION OF UP TO 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT. (Continued from the Regular Meeting of February 5, 1981)

Continued.

Vote 6-0

Absent: Commissioner Dearman

5:00 P.M.

16. RS81.3 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1085 GREENWICH STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, LOT 23D IN ASSESSOR'S BLOCK 93, FOR 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION. (Continued from the Regular Meeting of February 26, 1981)

Disapproved Resolution No. 8867 Vote 6-0

Absent: Commissioner Dearman

17. RS81.14 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1905 LAGUNA STREET, SOUTHWEST CORNER AT PINE STREET, LOT 3D IN ASSESSOR'S BLOCK 651, FOR 21-UNIT CONDOMINIUM CONVERSION SUBDIVISION. (Continued from the Regular Meeting of February 26, 1981)

Approved/Conditions Resolution No. 8868

Vote 4-2

Voting no: Commissioners Bierman and Starbuck

Absent: Commissioner Dearman

Adjourned: 12:45 a.m.

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
MARCH 12, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

MAR 24 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:00 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

CONSIDERATION OF CONTRACT WITH ENVIRONMENTAL SCIENCE  
ASSOCIATES FOR PREPARATION OF THE DOWNTOWN ENVIRONMENTAL  
IMPACT REPORT.

(Continued from the Regular Meeting of March 5, 1981)

Approved/Modification      Resolution No. 8869      Vote 7-0

Passed motion requesting draft Resolution initiating  
landmark designation of the Crown Zellerbach Building.

Requested Resolutions commending Commissioners Dearman  
and Starbuck.

1:30 P.M.

2. CONSIDERATION OF ADOPTION OF UPDATED AFFIRMATIVE ACTION PLAN/  
PROGRAM FOR THE DEPARTMENT OF CITY PLANNING.

(Continued from the Regular Meeting of March 5, 1981)

Passed motion to endorse.

Vote 7-0

2:00 P.M.

3. CU80.239 - REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT AT 375 O'FARRELL STREET; TO ALLOW USE OF FLOOR AREA BONUS PROVISIONS AND MODIFICATION OF SPECIFIC STANDARDS THERETO; TO ALLOW CONSTRUCTION OF A 27-STORY, 410-GUEST ROOM HOTEL ADDITION IN GENERAL CONFORMITY WITH PLANS ON FILE WITH THE DEPARTMENT OF CITY PLANNING; ENTIRE BLOCK BOUNDED BY O'FARRELL, MASON, ELLIS AND TAYLOR STREETS, ALL OF ASSESSOR'S BLOCK 325.

(Continued from the Regular Meeting of January 29, 1981)

Passed motion to continue to April 16, 1981.

Vote 7-0

4. ZM80.51 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2530-50 GEARY BOULEVARD, NORTH SIDE BETWEEN LYON STREET AND PRESIDIO AVENUE, LOTS 8, 11, 26 AND 27 IN ASSESSOR'S BLOCK 1082, TO RECLASSIFY FROM A 40-X AND AN 80-D TO A 50-X HEIGHT AND BULK DISTRICT.

Approved

Resolution No. 8870

Vote 7-0

5. CU80.234 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 2530-50 GEARY BOULEVARD, NORTH SIDE BETWEEN LYON STREET AND PRESIDIO AVENUE, LOTS 9 AND 11 IN ASSESSOR'S BLOCK 1082, FOR A STRUCTURE OVER 40 FEET IN HEIGHT (APPROXIMATELY 50 FEET HIGH) IN A RESIDENTIAL DISTRICT.

Approved

Resolution No. 8871

Vote 7-0

6. ZM80.49 - REQUEST FOR RECLASSIFICATION OF THE FORMER SUTRO ANNEX SCHOOL SITE AT 251 - 18TH AVENUE, THROUGH LOT TO 19TH AVENUE BETWEEN CLEMENT AND CALIFORNIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 1415, FROM A P (PUBLIC) TO AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved

Resolution No. 8872

Vote 5-0

Abstained: Commissioners Klein and Salazar

2:00 P.M. (Cont)

7. CU81.1 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT AT THE FORMER SUTRO ANNEX SCHOOL SITE AT 251 - 18TH AVENUE, THROUGH LOT TO 19TH AVENUE BETWEEN CLEMENT AND CALIFORNIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 1415, FOR UP TO 36 DWELLING UNITS IN GENERAL ACCORDANCE WITH PRELIMINARY PLANS AND DEVELOPMENT GUIDELINES ON FILE AT THE DEPARTMENT OF CITY PLANNING, WHICH PLANS MODIFY THE OFF-STREET PARKING STANDARDS AND REQUIRE TWO OFF-STREET PARKING SPACES PER DWELLING UNIT AND THE LOCATION OF THESE PARKING SPACES IN COMMON GARAGES, THESE STANDARDS BEING DIFFERENT FROM THOSE OTHERWISE APPLICABLE TO THE SITE UNDER RH-3 ZONING.

Approved/Conditions                      Resolution No. 8873

Vote 5-0

Abstained: Commissioners Klein and Salazar

3:00 P.M.

8. RS81.11 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2299 POST STREET, SOUTH SIDE BETWEEN SCOTT AND DIVISADERO STREETS, LOT 30 IN ASSESSOR'S BLOCK 1078, FOR 38-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to March 19, 1981.

Vote 7-0

9. RS80.229 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 50 PARKRIDGE DRIVE, EAST SIDE NORTH OF BURNETT AVENUE, LOT 14 IN ASSESSOR'S BLOCK 2846, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION, REQUESTING EXCEPTION FOR LOW- AND MODERATE-INCOME OCCUPANCY REQUIREMENTS OF THE SUBDIVISION CODE.  
(Continued from the Regular Meeting of February 5, 1981)

Passed motion to continue to March 26, 1981.

Vote 7-0

10. EE80.225 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR EXTENSION OF THE 3-JACKSON LINE; CALIFORNIA STREET AND PRESIDIO AVENUE TO GEARY BOULEVARD, INSTALLATION OF OVERHEAD WIRING NECESSARY FOR THE EXTENSION OF THE 3-JACKSON TROLLEY LINE FROM ITS PRESENT TERMINUS AT CALIFORNIA STREET AND PRESIDIO AVENUE TO GEARY BOULEVARD.

Denied/Appeal.

Resolution No. 8874

Vote 7-0

3:30 P.M.

11. EE80.288 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A ZONING RECLASSIFICATION; SITE BOUNDED BY COLUMBUS AVENUE, WASHINGTON, KEARNY AND JACKSON STREETS, LOTS 4 THROUGH 16 IN ASSESSOR'S BLOCK 195, CONSIDERATION OF RECLASSIFICATION REQUEST TO REZONE FROM C-2 TO RC-4 DISTRICT TO PRESERVE AND PROTECT THE RESIDENTIAL CHARACTER OF THE SITE BY REQUIRING HOUSING IN THE DEVELOPMENT OF THE SITE. (Continued from the Regular Meeting of February 5, 1981)

Denied/Appeal Resolution No. 8875 Vote 5-0  
Abstained: Commissioners Klein and Salazar

4:00 P.M.

12. EE80.268 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED FIVE FREMONT CENTER, A COMBINED 43-STORY OFFICE BUILDING AND ADJACENT STREET-LEVEL RETAIL MALL; INVOLVING APPROXIMATELY 980,000 GROSS SQUARE FEET OF RETAIL AND OFFICE SPACE; AND SUBSURFACE TENANT PARKING FOR ABOUT 160 VEHICLES.

Approved/Certification Resolution No. 8876  
Vote 4-1  
Voting no: Commissioner Bierman  
Abstained: Commissioners Klein and Salazar

13. DR80.36 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8101041 FOR THE PROPOSED FIVE FREMONT CENTER, LOTS 4, 5, 6, 7, 10 AND A 2/3 INTEREST IN LOT 6A IN ASSESSOR'S BLOCK 3709, A COMBINED 43-STORY OFFICE BUILDING AND ADJACENT STREET-LEVEL RETAIL MALL; INVOLVING APPROXIMATELY 980,000 GROSS SQUARE FEET OF RETAIL AND OFFICE SPACE; AND SUBSURFACE TENANT PARKING FOR ABOUT 160 VEHICLES.

Approved/Conditions Resolution No. 8877  
Vote 5-0  
Abstained: Commissioners Klein and Salazar



4:00 P.M. (Cont)

14. CU79.97 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR THE PROPOSED PACIFIC III APPAREL MART AT 22 FOURTH STREET, SOUTHWEST SIDE BETWEEN MARKET AND MISSION STREETS, LOT 3 IN ASSESSOR'S BLOCK 3705, TO PERMIT EXCEPTION TO BULK PROVISIONS TO ALLOW LENGTH OF 202.5 FEET AND DIAGONAL DIMENSION OF 250 FEET, ABOVE 150-FOOT HEIGHT, WHEN THE CITY PLANNING CODE ALLOWS 170 AND 200 FEET, RESPECTIVELY.  
(Continued from the Regular Meeting of February 26, 1981)

Passed motion to continue to March 26, 1981.

Vote 5-0

Abstained: Commissioners Klein and Salazar

15. DR81.5 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7910880 FOR THE PROPOSED PACIFIC III APPAREL MART AT 22 FOURTH STREET, SOUTHWEST SIDE BETWEEN MARKET AND MISSION STREETS, LOT 3 IN ASSESSOR'S BLOCK 3705, TO PERMIT EXCEPTION TO BULK PROVISIONS TO ALLOW LENGTH OF 202.5 FEET AND DIAGONAL DIMENSION OF 250 FEET, ABOVE 150-FOOT HEIGHT, WHEN THE CITY PLANNING CODE ALLOWS 170 AND 200 FEET, RESPECTIVELY.  
(Continued from the Regular Meeting of February 26, 1981)

NOTE: WITH RESPECT TO ITEM NO. 14 (CU79.97) AND ITEM NO. 15 (DR81.5), IT IS ANTICIPATED THAT THE PROJECT SPONSOR WILL REQUEST THAT THESE MATTERS BE CONTINUED TO A LATER DATE.

Passed motion to continue to March 26, 1981.

Vote 5-0

Abstained: Commissioners Klein and Salazar

Adjourned: 9:45 p.m.





SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
MARCH 19, 1981  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 20 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,  
Rosenblatt, Salazar and Sklar.

ABSENT: None.

12:00 NOON

FIELD TRIP -- To view the sites of matters scheduled for Commission  
consideration during the months of March and April.

Completed.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1. ELECTION OF VICE PRESIDENT OF THE CITY PLANNING  
COMMISSION.

By unanimous vote, elected Commissioner Nakashima  
Vice President.

2. CONSIDERATION OF A RESOLUTION INITIATING LANDMARK  
DESIGNATION OF THE CROWN ZELLERBACH BUILDING,  
PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8878 Vote 7-0

3. CONSIDERATION OF A RESOLUTION IN APPRECIATION OF THE  
DEDICATED SERVICE OF COMMISSIONER INA F. DEARMAN TO  
THE CITY PLANNING COMMISSION.

Approved Resolution No. 8879 Vote 7-0

4. CONSIDERATION OF A RESOLUTION IN APPRECIATION OF THE  
DEDICATED SERVICE OF COMMISSIONER CHARLES STARBUCK  
TO THE CITY PLANNING COMMISSION.

Approved Resolution No. 8880 Vote 7-0

1:30 P.M. (Cont)

1. Current Matters (Cont)

B. Commissioners' Questions and Matters (Cont)

After a brief discussion, the Commission agreed that Charles Starbuck, in spite of the fact that he is no longer a member of the Commission, would remain a member of the Downtown Environmental Impact Report Contract Monitoring Panel.

2:00 P.M.

2. PRESENTATION OF THE GRUEN AND GRUEN INCREMENTAL COST/REVENUE STUDY.

Informational presentation - No Action required.

2:30 P.M.

3. RS81.11 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2299 POST STREET, SOUTH SIDE BETWEEN SCOTT AND DIVISADERO STREETS, LOT 30 IN ASSESSOR'S BLOCK 1078, FOR 38-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION.  
(Continued from the Regular Meeting of March 12, 1981)

Approved Resolution No. 8881 Vote 6-1  
Voting no: Commissioner Bierman

4. DR80.31 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8004155, 8004156 AND 8004844 AT THE NORTHWEST CORNER OF LOPEZ AND SOTELO STREETS, LOTS 1, 2 AND 3 IN ASSESSOR'S BLOCK 2859; PROPOSAL FOR 3 SINGLE-FAMILY DWELLINGS, EACH 3 STORIES OVER A 2-CAR GARAGE.  
(Continued from the Regular Meeting of February 19, 1981)

Passed motion to continue to April 2, 1981.  
Vote 6-0  
Absent: Commissioner Nakashima

3:00 P.M.

5. LM80.15 - CONSIDERATION OF THE OLD SPAGHETTI FACTORY CAFE AT 478 GREEN STREET, LOT 19 IN ASSESSOR'S BLOCK 115C, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of February 19, 1981)

Approved Resolution No. 8882 Vote 7-0

4:00 P.M.

6. CU80.84 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1960 HAYES STREET, NORTH SIDE BETWEEN ASHBURY AND CLAYTON STREETS, LOT 3 IN ASSESSOR'S BLOCK 1195, ELKINS CIVIC CENTER TOW, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of February 26, 1981)

Passed motion to continue to April 30, 1981.

Vote 6-0

Absent: Commissioner Nakashima

7. SU80.12 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE FOR 2147-51 UNION STREET, LOT 23 IN ASSESSOR'S BLOCK 540, TO PERMIT A BUILDING ADDITION; ADDITION OF 2,224 SQUARE FEET ON 2 FLOORS OF RETAIL/COMMERCIAL SPACE TO EXISTING 2,775 SQUARE-FOOT BUILDING AFTER DEMOLITION OF 2 KIOSK BUILDINGS WITH APPROXIMATELY 675 TOTAL SQUARE FEET REQUIRING SPECIAL USE.  
(EE80.254)

Approved/Conditions Resolution No. 8883

Vote 6-0

Absent: Commissioner Nakashima

8. DR81.1 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8100526 FOR 2147-51 UNION STREET, LOT 23 IN ASSESSOR'S BLOCK 540, FOR A BUILDING ADDITION; ADDITION OF 2,224 SQUARE FEET ON 2 FLOORS OF RETAIL/COMMERCIAL SPACE TO EXISTING 2,775 SQUARE-FOOT BUILDING AFTER DEMOLITION OF 2 KIOSK BUILDINGS, WITH APPROXIMATELY 675 TOTAL SQUARE FEET.

Approved/Conditions Resolution No. 8884

Vote 6-0

Absent: Commissioner Nakashima

4:30 P.M.

9. CU80.178 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 67-69 BELCHER STREET, EAST SIDE BETWEEN DUBOCE AVENUE AND 14TH STREET, LOT 74 IN ASSESSOR'S BLOCK 3537, WEILEY FURNITURE WAREHOUSE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of March 5, 1981)

Passed motion to continue to May 14, 1981.

Vote 6-0

Absent: Commissioner Nakashima

Adjourned: 8:40 p.m.



SF  
C55  
#21  
3/26/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
MARCH 26, 1981  
ROOM 282, CITY HALL  
1:30 P.M.

1981

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,  
Rosenblatt, Salazar and Sklar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR COMMISSION  
CONSIDERATION DURING THE MONTH OF APRIL.

Completed.

1:30 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION DELEGATING ACTION ON CERTAIN  
MASTER PLAN REFERRALS TO THE DIRECTOR OF PLANNING.

Approved Resolution No. 8885 Vote 7-0

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF  
PLANNING TO ENTER INTO A \$30,000 CONTRACT WITH SKIDMORE  
OWINGS AND MERRILL FOR CONSULTING SERVICES IN CONNECTION  
WITH A STUDY OF MARKET STREET, FROM FIFTH TO NINTH STREETS  
AND SIXTH STREET FROM MARKET TO FOLSOM STREETS.

Passed motion to continue to April 2, 1981.

Vote 7-0

B. Commissioners' Questions and Matters

Passed motion accepting the formal language of City  
Planning Commission Resolution No. 8873 for Conditional  
Use approval of Planned Unit Development at former Sutro  
Annex School site.



2:00 P.M.

2. RS80.255 - JOINT PUBLIC HEARING WITH THE DIRECTOR OF PUBLIC WORKS, AND REVIEW FOR CONSISTENCY WITH MASTER PLAN AT SOUTHEAST CORNER OF DAVIS STREET AND BROADWAY (GOLDEN GATEWAY COMMONS II), LOT 4 IN ASSESSOR'S BLOCK 168, FOR 52-UNIT CONDOMINIUM SUBDIVISION. (Continued from the Regular Meeting of February 26, 1981)

Approved Resolution No. 8886 Vote 6-1  
Voting no: Commissioner Bierman

- 2A. RS80.229 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 50 PARKRIDGE DRIVE, EAST SIDE NORTH OF BURNETT AVENUE, LOT 14 IN ASSESSOR'S BLOCK 2846, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION, REQUESTING EXCEPTION FOR LOW- AND MODERATE-INCOME OCCUPANCY REQUIREMENTS OF THE SUBDIVISION CODE. (Continued from the Regular Meeting of March 12, 1981)

Approved Resolution No. 8887 Vote 4-3  
Voting no: Commissioners Bierman, Nakashima and Rosenblatt

3. RS81.27 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2690 POLK STREET, NORTHEAST CORNER AT BAY STREET, LOT 6-D IN ASSESSOR'S BLOCK 476, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to April 16, 1981.  
Vote 7-0

4. ZT81.1 - PUBLIC HEARING TO CONSIDER PROPOSED TEXT AMENDMENTS THAT WOULD AMEND SECTION 306.1 OF THE CITY PLANNING CODE TO INCREASE FILING FEES OF APPLICATIONS FOR RECLASSIFICATIONS, SETBACK ORDINANCES, CONDITIONAL USES AND VARIANCES AND THE PLANNING COMMISSION WILL CONSIDER ADDING NEW SECTIONS OR AMENDING EXISTING CODE SECTIONS TO ESTABLISH FEES TO COVER THE COST OF PROCESSING OF BUILDING, FIRE, POLICE, AND HEALTH PERMIT APPLICATIONS BY THE DEPARTMENT OF CITY PLANNING.

Approved Resolution No. 8888 Vote 7-0

Passed motion endorsing fees which would be legislated by other Codes and which would require initiation by the Board of Supervisors.

3:00 P.M.

5. DR80.32 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8009893 AT 1728-32 UNION STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 529; PROPOSAL FOR NEW CONSTRUCTION OF FOUR RESIDENTIAL UNITS AND ONE PROFESSIONAL OFFICE SPACE. (Continued from the Regular Meeting of March 5, 1981)

Approved Resolution No. 8889 Vote 6-1  
Voting no: Commissioner Nakashima

3:30 P.M.

6. DR81.6 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8011172 AT 1014 STOCKTON STREET, WESTSIDE BETWEEN WASHINGTON AND JACKSON STREETS, LOT 3 IN ASSESSOR'S BLOCK 192; PROPOSAL FOR RENOVATION OF EXISTING STORE FRONT AS A BRANCH BANK. (THE AMERICAN ASIAN BANK)

Passed motion to continue to April 9, 1981.  
Vote 7-0

7. DR81.6 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8011172 AT 1014 STOCKTON STREET, WESTSIDE BETWEEN WASHINGTON AND JACKSON STREETS, LOT 3 IN ASSESSOR'S BLOCK 192; PROPOSAL FOR RENOVATION OF EXISTING STORE FRONT AS A BRANCH BANK. (THE AMERICAN ASIAN BANK)

Passed motion to continue to April 9, 1981.  
Vote 7-0

4:00 P.M.

8. CU79.97 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE PROPOSED PACIFIC III APPAREL MART AT 22 FOURTH STREET, SOUTHWEST SIDE BETWEEN MARKET AND MISSION STREETS, LOT 3 IN ASSESSOR'S BLOCK 3705, TO PERMIT EXCEPTION TO BULK PROVISIONS TO ALLOW LENGTH OF 202.5 FEET AND DIAGONAL DIMENSION OF 250 FEET, ABOVE 150-FOOT HEIGHT, WHEN THE CITY PLANNING CODE ALLOWS 170 AND 200 FEET, RESPECTIVELY. (Continued from the Regular Meeting of March 12, 1981)

Approved Resolution No. 8890 Vote 6-0  
Absent: Commissioner Nakashima

4:00 P.M. (Cont)

9. DR81.5 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7910880 FOR THE PROPOSED PACIFIC III APPAREL MART AT 22 FOURTH STREET, SOUTHWEST SIDE BETWEEN MARKET AND MISSION STREETS, LOT 3 IN ASSESSOR'S BLOCK 3705, TO PERMIT EXCEPTION TO BULK PROVISIONS TO ALLOW LENGTH OF 202.5 FEET AND DIAGONAL DIMENSION OF 250 FEET, ABOVE 150-FOOT HEIGHT, WHEN THE CITY PLANNING CODE ALLOWS 170 AND 200 FEET, RESPECTIVELY. (Continued from the Regular Meeting of March 12, 1981)

Approved Resolution No. 8890

Vote 6-0

Absent: Commissioner Nakashima

Adjourned: 8:10 p.m.

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
APRIL 2, 1981  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 13 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:30 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A \$30,000 CONTRACT WITH SKIDMORE OWINGS AND MERRIL FOR CONSULTING SERVICES IN CONNECTION WITH A STUDY OF MARKET STREET, FROM FIFTH TO NINTH STREETS AND SIXTH STREET FROM MARKET TO FOLSOM STREETS.  
(Continued from the Regular Meeting of March 26, 1981)

Approved Resolution NO. 8891 Vote 7-0

Passed a motion authorizing the director to enter into an agreement with Paul Sac, sponsor of a Proposed condominium conversion subdivision at 1998 Broadway. In terms of the agreement Mr. Sac would advance fund, an amount not to exceed \$190,000, for plans and drawings which would relate to the development of housing in air rights' above the performing arts center garage. If the housing proposal proved feasible Mr. Sac would provide for a minimum of five (5) low and moderate income units. This effort, the commission endorsed as acceptable in lieu of condition No. 1 of its resolution no. 8725.

B. Commissioners' Questions and Matters

C.RS80.229 - RECONSIDERATION OF THE COMMISSION ACTION ON THE REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 20 PARKRIDGE DRIVE, EAST SIDE NORTH OF BURNETT AVENUE, LOT 14 IN ASSESSOR'S BLOCK 2846, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION, REQUESTING EXCEPTION FOR LOW-AND MODERATE-INCOME OCCUPANCY REQUIREMENTS OF THE SUBDIVISION CODE.

April 2, 1981

(Continued from the Regular Meeting of March 26, 1981)  
Continued to April 30, 1981.                      Vote 4-3

V                Voting no: Commissioners Bierman, Nakashima,  
                        Rosenblatt.

2:00 P.M.

2. CU80.244 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2447 - 19TH AVENUE, WEST SIDE BETWEEN TARAVAL AND ULLOA STREETS, LOT 26 IN ASSESSOR'S BLOCK 2406, FOR A COMMUNITY FACILITY (SAN FRANCISCO INDEPENDENT LIVING PROJECT), IN AN RH-1 (D) (HOUSE, ONE-FAMILY DETACHED DWELLINGS) DISTRICT.
3. CU81.8 - Continued to April 16, 1981. Vote 7-0
3. CU81.8 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 900 BALBOA STREET, NORTHWEST CORNER AT 10TH AVENUE, LOT 18 IN ASSESSOR'S BLOCK 1553, FOR A CHURCH (CHINESE GRACE BAPTIST CHURCH), IN AN RH-1 (D) (HOUSE, ONE-FAMILY DETACHED DWELLINGS) DISTRICT.

Approved/Conditions Resolution No. 8892

V                      Vote 7-0

2:30 P.M.

4. CU81.9 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 3272 CALIFORNIA STREET, NORTH SIDE BETWEEN WALNUT STREET AND PRESIDIO AVENUE, LOT 29 IN ASSESSOR'S BLOCK 1021, FOR A COMMUNITY FACILITY (JEWISH COMMUNITY CENTER SENIOR CITIZENS AND PARNTS COUNSELLING PROGRAM), IN AN RM-1 (MIXED RESIDENTIAL, LOW-DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8893

Vote 7-0

5. CU81.10- REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1400  
JEFFERSON STREET, NORTHWEST CORNER AT WEBSTER STREET,  
LOT 1 IN ASSESSOR'S BLOCK 436C, FOR A RELIGIOUS  
INSTITUTION (CHINNYO-EN BUDDIST TEMPLE, IN AN RH-1  
(HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 8894

Vote 5-2      Voting no:   Commissioners Karasick and  
Rosenblatt.



April 2, 1981

3:00 P.M.

6. CU81.11 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 780 MOSCOW STREET, WEST SIDE BETWEEN FRANCE AND ITALY AVENUES, LOT 13-C IN ASSESSOR'S BLOCK 6338, FOR CREATION OF A LOT WITH A WIDTH OF 17.5 FEET AND AN AREA OF 1,750 SQUARE FEET, IN AN RH-1 (HOUSE, ONE FAMILY) DISTRICT.

Approved/Conditions Resolution No. 8895

Vote 6-0

Abstained: Commissioner Salazar

7. CU81.13 REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1249-51 LOMBARD STREET, SOUTH SIDE BETWEEN LARKING AND POLK STREETS, LOT 26 IN ASSESSOR'S BLOCK 501, FOR A THIRD DWELLING UNIT ON A LOT WITH 5,235 SQUARE FEET WHEN 1,500 SQUARE FEET PER DWELLING UNIT IS REQUIRED, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Continued to May 7, 1981

Vote 7-0

3:30 P.M.

8. CU81.17 REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1 SOUTH VAN NESS AVENUE, SOUTHEAST CORNER AT MARKET STREET, LOT 1 IN ASSESSOR'S BLOCK 3506, FOR A SATELLITE EARTH STATION ANTENNA, APPROXIMATELY 10 METERS IN DIAMETER, ON THE ROOF OF THE EXISTING BUILDING, IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT.

Approved

Resolution 8896

Vote 7-0

9. ZM80.54 REQUEST FOR RECLASSIFICATION OF PROPERTY ON THE WEST SIDE OF HOWE STREET, A THROUGH LOT TO RONDEL PLACE BETWEEN 16th AND 17th STREETS, LOT 84 IN ASSESSOR'S BLOCK 3569, FROM A P (PUBLIC USE) TO AN RC-3 (Residential-Commercial Combined, Medium Density) District.  
(Continued from the Regular Meeting of February 5, 1981.

NOTE: THE STAFF WILL RECOMMENDED THAT THIS MATTER BE CONTINUED INDEFINITELY.

Continued Indefinitely

Vote 7-0



April 2, 1981

4:00 P.M.

10. ~~EE~~81.14 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A BUILDING CONTAINING FOUR DWELLING UNITS ON MORAGA STREET, SOUTH SIDE BETWEEN 7TH AND 8TH AVENUE, LOTS 15A AND 16 IN ASSESSOR'S BLOCK 2042; ON TWO LOTS WITH A TOTAL OF 5,000 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT, WHEN 1,500 SQUARE FEET PER DWELLING UNIT IS REQUIRED. CU81.3

Denied/Appeal Resolution No. 8897

Vote 6-1

Voting no: Commissioner Bierman

11. CU81.3 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON MORAGA STREET, SOUTH SIDE BETWEEN 7TH AND 8TH AVENUE, LOTS 15A AND 16 IN ASSESSOR'S BLOCK 2042 FOR A BUILDING CONTAINING FOUR DWELLING UNITS ON TWO LOTS WITH A TOTAL OF 5,000 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT, WHEN 1,5000 SQUARE FEET PER DWELLING UNIT IS REQUIRED.  
Continued to April 23, 1981

Vote 7-0

12. DR80.31 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION Nos. 8004155, 8004156 AND 8004844 AT THE NORTHWEST CORNER OF LOPEZ AND SOTELO STREETS, LOTS 1, 2 and 3 IN ASSESSOR'S BLOCK 2859; PROPOSAL FOR THREE SINGLE-FAMILY DWELLINGS; EACH 3 STORIES OVER A 2-CAR GARAGE.  
(Continued from the Regular Meeting of March 19, 1981  
Continued to April 16, 1981

Vote 7-0

Adjournment: 7:45 p.m.

✓ SAN FRANCISCO  
CITY PLANNING COMMISSION  
✓ SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
APRIL 9, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

APR 20 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Alein, Kelleher,  
Nakashima, Rosenblatt and Salazar.

1:00 P.M.

1: Current Matters

- A. Director's Report
- B. Commissioners' Question and Matters

PRESENTATION FOR ACCEPTANCE OF FINAL CONTRACT FOR THE  
DOWNTOWN ENVIRONMENTAL IMPACT REPORT.

Passed motion authorizing the commission president to  
sign contract after review of contract appendicies by  
the Department and review of contract by the City  
Attorney. Vote 7-0

1:30 P.M.

2. EE80.105 - APPEAL OF THE DETERMINATION THAT AN ENVIRONMENTAL  
IMPACT REPORT (EIR) IS REQUIRED FOR A 7-UNIT  
APARTMENT HOUSE; 1470 WASHINGTON STREET, LOT 13  
IN ASSESSOR'S BLOCK 187, CONSTRUCTION OF 15,500  
SQUARE-FOOT APARTMENT BUILDING, 4 FLOORS OVER 2  
LEVEL GARAGE, 7 UNITS, 7 PARKING SPACES, REQUIRING  
A VARIANCE VZ80.32, and BUILDING PERMIT APPLICATION  
8000709.

(Continued from the Regular Meeting of March 5, 1981

Continued Indefinitely Vote 7-0

3. RS81.4 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 3555  
JACKSON STREET, SOUTH SIDE BETWEEN SPRUCE AND  
LOCUST STREETS, LOT 20 IN ASSESSOR'S BLOCK 987,  
FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.  
(Continued from the Regular Meeting of February 26,  
1981)

NOTE: STAFF WILL RECOMMEND THAT THIS MATTER BE  
DISCUSSED AT 2:30 P.M.

Approved Resolution 8898 Vote 5-2

Voting no: Bierman and Kelleher



April 9, 1981

2:00 P.M.

4. DISCUSSION OF WORK PROGRAM AND PRIORITIES FOR THE LANDMARKS PRESERVATION ADVISORY BOARD FOR FY81.82.

Informational Presentation - No Action taken.

5. LM81.1 - CONSIDERATION OF THE HIBERNIA BANK AT 1 JONES STREET, LOT 3 IN ASSESSOR'S BLOCK 349, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution 8899 Vote 7-0

6. LM81.2 - CONSIDERATION OF THE UNION TRUST BRANCH OF THE WELLS BANK AT 744 MARKET STREET, LOT 6 IN ASSESSOR'S BLOCK 312, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution 8900 Vote 7-0

7. LM81.3 - CONSIDERATION OF THE SAVINGS UNION BRANCH OF THE SECURITY PACIFIC NATIONAL BANK AT 1 GRANT AVENUE, LOT 8 IN ASSESSOR'S BLOCK 313, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution 8901 7-0

2:30 P.M.

8. CU81.7 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 220 PACIFIC AVENUE, NORTHWEST CORNER AT FRONT STREET, LOT 2 IN ASSESSOR'S BLOCK 166, FOR AN EXCEPTION TO THE BULK REGULATIONS, IN A C-2 (COMMUNITY BUSINESS) DISTRICT, AND 84-E HEIGHT AND BULK DISTRICT FOR THE RENOVATION OF A FOUR-STORY WAREHOUSE TO OFFICE USE AND THE ADDITION OF THREE FLOORS, FOR A TOTAL OF 142,000 GROSS SQUARE FEET OF OFFICE SPACE.

Continued to April 16, 1981

Vote 7-0



April 9, 1981

9. PRESENTATION OF THE CORTLAND AVENUE PLAN, DESCRIBING PHYSICAL AND ECONOMIC CONDITIONS AND RECOMMENDING IMPROVEMENT PROGRAMS, INCLUDING A DEMONSTRATION STOREFRONT PAINT PROGRAM.

Approved/Amended

Resolution 8902

Vote 7-0

3:00 P.M.

10. DR81.6 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8011172 AT 1014 STOCKTON STREET; WESTSIDE BETWEEN WASHINGTON AND JACKSON STREETS, LOT 3 IN ASSESSOR'S BLOCK 192; PROPOSAL FOR RENOVATION OF EXISTING STORE FRONT AS A BRANCH BANK (THE AMERICAN ASIAN BANK)

(Continued from the Regular Meeting of March 26, 1981)

Passed motion not to take Discretionary Review

Vote 6-1

Voting no: Bierman

11. DR81.6 - DISCRETIONARY Review OF BUILDING PERMIT APPLICATION NO. 8011172 AT 1014 STOCKTON STREET; WESTSIDE BETWEEN WASHINGTON AND JACKSON STREETS, LOT 3 IN ASSESSOR'S BLOCK 192; PROPOSAL FOR RENOVATION OF EXISTING STORE FRONT AS A BRANCH BANK. (THE AMERICAN ASIAN BANK)  
(Continued from the Regular Meeting of March 26, 1981)

No Action Required.

12. CONSIDERATION OF A RESOLUTION OF INTENT TO CONSIDER AMENDMENT TO THE CITY PLANNING CODE TO REQUIRE THAT ALL FINANCIAL INSTITUTIONS (SAVINGS & LOAN OFFICES AND BRANCH BANKS) BE CONDITIONAL USES IN C-1 AND C-2 ZONING DISTRICTS.

Continued to April 23, 1981

Vote 6-0

Abstained: Salazar

4:30 P.M.

13. PRESENTATION OF HOUSING STATEMENT BY MAYOR DIANNE FEINSTEIN.

Informational Presentation - No Action taken

Adjourned: 5:30 p.m.





SF  
C55  
# 21  
4/16/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
APRIL 16, 1981  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 10 1981

San Francisco  
Public Library

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Nakashima and Rosenblatt.

ABSENT: Commissioner Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

2:00 P.M.

2. PUBLIC HEARING TO CONSIDER PROPOSED AMENDMENTS TO THE LIST  
OF CATEGORICALLY EXEMPT PROJECTS PURSUANT TO THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT AND THE STATE ENVIRONMENTAL IMPACT  
REPORT GUIDELINES.

Approved Resolution No. 8903 Vote 5-1  
Voting no: Commissioner Bierman  
Absent: Commissioner Salazar

3. CUB0.249 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT  
1860 WASHINGTON STREET, NORTH SIDE BETWEEN VAN NESS  
AVENUE AND FRANKLIN STREET, LOT 10 IN ASSESSOR'S  
BLOCK 599, FOR A BUILDING 48.5 FEET IN HEIGHT IN  
AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.  
(Continued from the Regular Meeting of February 5,  
1981)

Passed motion to continue to April 23, 1981.  
Vote 6-0  
Absent: Commissioner Salazar

2:00 P.M. (Cont)

4. CU80.244 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2447 - 19TH AVENUE, WEST SIDE BETWEEN TARAVAL AND ULLOA STREETS, LOT 26 IN ASSESSOR'S BLOCK 2406, FOR A COMMUNITY FACILITY (SAN FRANCISCO INDEPENDENT LIVING PROJECT), IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLINGS) DISTRICT.  
(Continued from the Regular Meeting of April 2, 1981)

Passed motion to continue to June 4, 1981.

Vote 6-0

Absent: Commissioner Salazar

5. DR80.31 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8004155, 8004156 AND 8004844 AT THE NORTHWEST CORNER OF LOPEZ AND SOTELO STREETS, LOTS 1, 2 AND 3 IN ASSESSOR'S BLOCK 2859; PROPOSAL FOR THREE SINGLE-FAMILY DWELLINGS, EACH 3 STORIES OVER A 2-CAR GARAGE.  
(Continued from the Regular Meeting of April 2, 1981)

Passed motion to continue to April 23, 1981.

Vote 6-0

Absent: Commissioner Salazar

2:30 P.M.

6. DR81.8 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8010269, 8010270 AND 8010271 FOR 111 THROUGH 121 RIPLEY STREET, NORTH SIDE BETWEEN FOLSOM AND HARRISON STREETS, LOTS 33, 33A AND 33B IN ASSESSOR'S BLOCK 5524, TO BUILD 2-UNIT BUILDINGS, ONE TO EACH LOT, EACH BUILDING 69 FEET LONG, COVERING APPROXIMATELY HIGH AT THE STREET FRONT, APPROXIMATELY 20 FEET AND 4 STORIES HIGH AT THE REAR, APPROXIMATELY 40 FEET. (ORIGINALLY DR78.76 FOR BUILDING PERMIT NOS. 7805251, 7805252 AND 7805253 FOR THE SAME ADDRESS)

Passed motion to take Discretionary Review.

Vote 6-0

Absent: Commissioner Salazar

2:30 P.M. (Cont)

7. DR81.8 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8010269, 8010270 AND 8010271 FOR 111 THROUGH 121 RIPLEY STREET, NORTH SIDE BETWEEN FOLSOM AND HARRISON STREETS, LOTS 33, 33A AND 33B IN ASSESSOR'S BLOCK 5524, TO BUILD 2-UNIT BUILDINGS, ONE TO EACH LOT, EACH LOT AREA. EACH BUILDING WOULD BE 2 STORIES HIGH AT THE STREET FRONT, APPROXIMATELY 20 FEET AND 4 STORIES HIGH AT THE REAR, APPROXIMATELY 40 FEET.

Passed motion of intent to Disapprove.

Vote 6-0

Absent: Commissioner Salazar

8. RS81.27 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2960 POLK STREET, NORTHEAST CORNER AT BAY STREET, LOT 6D IN ASSESSOR'S BLOCK 476, FOR 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION, REQUESTING EXCEPTION FOR LOW AND MODERATE INCOME OCCUPANCY REQUIREMENTS OF THE SUBDIVISION CODE.

Passed motion to continue to April 30, 1981.

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M.

9. CONSENT CALENDAR - A PUBLIC HEARING ON THE FOLLOWING REQUESTS FOR AUTHORIZATION OF CONDITIONAL USE WAS CONDUCTED BY THE ZONING ADMINISTRATOR AND CLOSED ON MARCH 16, 1981.

TO BE RECOMMENDED FOR APPROVAL

- CU80.6 - 463 - 7TH AVENUE, WEST SIDE BETWEEN ANZA STREET AND GEARY BOULEVARD, LOT 13 IN ASSESSOR'S BLOCK 1537, QUONG/SING STEAM LAUNDRY, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved Resolution No. 8904

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M. (Cont)

9. CONSENT CALENDAR (Cont)

TO BE RECOMMENDED FOR APPROVAL (Cont)

CU80.195 - 2666-2670-2690 - 46TH AVENUE, NORTHEAST CORNER AT WAWONA STREET, LOTS 4A, 4B AND 3 IN ASSESSOR'S BLOCK 2451, OCEAN PARK MOTEL, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved Resolution No. 8905 Vote 6-0  
Absent: Commissioner Salazar

TO BE RECOMMENDED FOR APPROVAL, WITH CONDITIONS

CU80.41 - 2633 CLEMENT STREET, SOUTH SIDE BETWEEN 27TH AND 28TH AVENUES, LOT 28A IN ASSESSOR'S BLOCK 1459, SAM WO STEAM LAUNDRY, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 8906 Vote 6-0  
Absent: Commissioner Salazar

CU80.61 - 6423-25 CALIFORNIA STREET, SOUTH SIDE BETWEEN 26TH AND 27TH AVENUES, LOT 46 IN ASSESSOR'S BLOCK 1407, S & M Upholstery, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 8907 Vote 6-0  
Absent: Commissioner Salazar

CU80.45 - 1557 - 48TH AVENUE, WEST SIDE BETWEEN LAWTON AND KIRKHAM STREETS, LOT 50 IN ASSESSOR'S BLOCK 1894, SAN FRANCISCO ICE ARENA, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 8908 Vote 6-0  
Absent: Commissioner Salazar

CU80.152 - 1271 - 48TH AVENUE, WEST SIDE BETWEEN IRVING STREET AND LINCOLN WAY, LOT 10 IN ASSESSOR'S BLOCK 1702, G & G GARAGE, TRAILER RENTAL, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 8909 Vote 6-0  
Absent: Commissioner Salazar

3:30 P.M. (Cont)

9. CONSENT CALENDAR (Cont)

TO BE RECOMMENDED FOR APPROVAL, WITH CONDITIONS (Cont)

CU80.90 - 3714 JUDAH STREET, NORTH SIDE BETWEEN 42ND AND 43RD AVENUES, LOT 15 IN ASSESSOR'S BLOCK 1797, HOUSE OF PRINTING, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 8910 Vote 6-0  
Absent: Commissioner Salazar

CU80.113 - 4301 IRVING STREET, SOUTHWEST CORNER AT 44TH AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1799, SUNSET GLASS (CONTRACTOR), IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 8911 Vote 6-0  
Absent: Commissioner Salazar

CU80.153 - 4250 JUDAH STREET, NORTHEAST CORNER AT 48TH AVENUE, LOT 19 IN ASSESSOR'S BLOCK 1802, FINIAN'S RAINBOW (BAR OPEN AFTER 10:00 P.M.), IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 8920 Vote 6-0  
Absent: Commissioner Salazar

CU80.245 - 3855 JUDAH STREET, SOUTHEAST CORNER AT 44TH AVENUE, LOT 44 IN ASSESSOR'S BLOCK 1810, 44TH AND JUDAH MARKET (LIQUOR STORE OPEN AFTER 10:00 P.M.), IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 8912 Vote 6-0  
Absent: Commissioner Salazar

CU80.52 - 723 LINCOLN WAY, SOUTH SIDE BETWEEN 8TH AND 9TH AVENUES, LOT 39 IN ASSESSOR'S BLOCK 1742, CUSHIERI'S CABINET SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 8913 Vote 6-0  
Absent: Commissioner Salazar

CU80.141 - 401 IRVING STREET, SOUTHEAST CORNER AT 5TH AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1760, STELLING'S MARKET (LIQUOR STORE OPEN AFTER 10:00 P.M.), IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 8914 Vote 6-0  
Absent: Commissioner Salazar



3:30 P.M. (Cont)

9. CONSENT CALENDAR (Cont)TO BE RECOMMENDED FOR APPROVAL, WITH CONDITIONS (Cont)

CU80.165 - 1001 STANYAN STREET, SOUTHWEST CORNER AT CARL STREET, LOT 1 IN ASSESSOR'S BLOCK 1274, JERRY'S MARKET (LIQUOR STORE OPEN AFTER 10:00 P.M.), IN AN RH-2 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 8915      Vote 6-0  
Absent: Commissioner Salazar

CU80.248 - 815 COLE STREET, WEST SIDE BETWEEN CARL AND FREDERICK STREETS, LOT 3 IN ASSESSOR'S BLOCK 1267, RAMONA'S MARKET (LIQUOR STORE OPEN AFTER 10:00 P.M.), IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 8916      Vote 6-0  
Absent: Commissioner Salazar

CU80.10 - 1701 JUDAH STREET, SOUTHWEST CORNER AT 22ND AVENUE, LOTS 1 AND 51 IN ASSESSOR'S BLOCK 1831, KOENIG LUMBER YARD, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 8917      Vote 6-0  
Absent: Commissioner Salazar

CU80.123 - 2800 TARAVAL STREET, NORTHWEST CORNER AT 38TH AVENUE, LOT 12 IN ASSESSOR'S BLOCK 2367, KNIGHTS OF COLUMBUS CATERING HALL OPEN AFTER 10:00 P.M., IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8921      Vote 6-0  
Absent: Commissioner Salazar

CU80.136 - 2742 JUDAH STREET, NORTH SIDE BETWEEN 32ND AND 33RD AVENUES, LOT 15 IN ASSESSOR'S BLOCK 1787, WEST-LON CO. (HOSIERY DISTRIBUTOR) IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 8918      Vote 6-0  
Absent: Commissioner Salazar

3:30 P.M. (Cont)

9. CONSENT CALENDAR (Cont)

TO BE RECOMMENDED FOR APPROVAL, WITH CONDITIONS (Cont)

CU80.175 - 2901 TARAVAL STREET, SOUTHWEST CORNER AT 39TH AVENUE,  
LOT 57 IN ASSESSOR'S BLOCK 2386, AVENUE GLASS COMPANY,  
IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8922      Vote 6-0  
Absent: Commissioner Salazar

TO BE RECOMMENDED FOR DISAPPROVAL

CU80.181 - 4533 CABRILLO STREET, SOUTH SIDE BETWEEN 46TH AND 47TH  
AVENUES, LOT 48 IN ASSESSOR'S BLOCK 1689, PROJECTING  
SIGN FOR JOE'S GROCERY, IN AN RM-1 (MIXED RESIDENTIAL,  
LOW DENSITY) DISTRICT.

Disapproved      Resolution No. 8923      Vote 5-1  
Voting no: Commissioner Bierman  
Absent: Commissioner Salazar

CU80.24 - 1420 LA PLAYA, EAST SIDE BETWEEN JUDAH AND KIRKHAM  
STREET, LOT 40 IN ASSESSOR'S BLOCK 1805, HANK'S ROOFING  
(CONTRACTOR), IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY)  
DISTRICT.

Disapproved      Resolution No. 8919      Vote 6-0  
Absent: Commissioner Salazar

CU80.26 - 4635 CABRILLO STREET, SOUTH SIDE BETWEEN 47TH AND 48TH  
AVENUES, LOT 1C IN ASSESSOR'S BLOCK 1690, HANSON,  
PAINTING CONTRACTOR, IN AN RM-1 (MIXED RESIDENTIAL, LOW  
DENSITY) DISTRICT

Passed motion to continue to May 7, 1981.  
Vote 6-0  
Absent: Commissioner Salazar

4:00 P.M.

10. EE80.26 - CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT; 101 MONTGOMERY STREET; TO CONSTRUCT A 28-STORY OFFICE BUILDING WITH GROUND-FLOOR COMMERCIAL AND SUBSURFACE PARKING FOR 12-15 VEHICLES; BUILDING PERMIT APPLICATION NO. 7910122.

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO A LATER DATE.

Passed motion to continue to May 7, 1981.

Vote 6-0

Absent: Commissioner Salazar

11. DR80.24 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7910122; 101 MONTGOMERY STREET; LOTS 2 THROUGH 6 IN ASSESSOR'S BLOCK 288, TO CONSTRUCT A 28-STORY OFFICE BUILDING WITH GROUND-FLOOR COMMERCIAL AND SUBSURFACE PARKING FOR 12-15 VEHICLES. (EE80.26)

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO A LATER DATE.

Passed motion to continue to May 7, 1981.

Vote 6-0

Absent: Commissioner Salazar

12. CU80.239 - REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT AT 375 O'FARRELL STREET, TO ALLOW USE OF FLOOR AREA BONUS PROVISIONS AND MODIFICATION OF SPECIFIC STANDARDS THERETO, TO ALLOW CONSTRUCTION OF A 27-STORY, 410-GUEST ROOM HOTEL ADDITION IN GENERAL CONFORMITY WITH PLANS ON FILE WITH THE DEPARTMENT OF CITY PLANNING, ENTIRE BLOCK BOUNDED BY O'FARRELL, MASON, ELLIS AND TAYLOR STREETS, ALL OF ASSESSOR'S BLOCK 325.  
(Continued from the Regular Meeting of March 12, 1981)

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO A LATER DATE.

Passed motion to continue indefinitely.

Vote 6-0

Absent: Commissioner Salazar

4:00 P.M. (Cont)

13. CU81.7 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 220 PACIFIC AVENUE, NORTHWEST CORNER AT FRONT STREET, LOT 2 IN ASSESSOR'S BLOCK 166, FOR AN EXCEPTION TO THE BULK REGULATIONS, IN A C-2 (COMMUNITY BUSINESS) DISTRICT, AND 84-E HEIGHT AND BULK DISTRICT FOR THE RENOVATION OF A 4-STORY WAREHOUSE TO OFFICE USE AND THE ADDITION OF THREE FLOORS, FOR A TOTAL OF 142,000 GROSS SQUARE FEET OF OFFICE SPACE.  
(Continued from the Regular Meeting of April 9, 1981)

Passed motion to continue to April 23, 1981.

Vote 6-0

Absent: Commissioner Salazar

Adjourned: 6:50 p.m.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING

DOCUMENTS DEPT.

HELD  
THURSDAY ..  
APRIL 23, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

APR 23 1981

CITY PLANNING  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Kelleher, Nakashima  
Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF A RESOLUTION OF INTENT TO CONSIDER AMEND-  
MENT TO THE CITY PLANNING CODE TO REQUIRE THAT ALL FINANCIAL  
INSTITUTIONS (SAVINGS AND LOAN OFFICES AND BRANCH BANKS)  
BE CONDITIONAL USES IN C-1 and C-2 ZONING DISTRICTS.  
(Continued from the Regular Meeting of April 9, 1981)

Approved Resolution 8924 Vote 5-0

Absent: Commissioner Klein

Abstain: Commissioner Salazar

B. Commissioners' Questions and Matters

1:30 P.M.

2. C980.249 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT  
1860 WASHINGTON STREET, NORTH SIDE BETWEEN VAN NESS  
AVENUE AND FRANKLIN STREET, LOT 10 IN ASSESSOR'S  
BLOCK 599, FOR A BUILDING 48.5 FEET IN HEIGHT IN AN  
RM-2 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.  
(Continued from the Regular Meeting of April 16, 1981)

Approved/Condition Resolution 8925 Vote 7-0

3. DR81.8 - CONSIDERATION OF A RESOLUTION DISAPPROVING BUILDING  
PERMIT APPLICATION NOS. 8010269, 8010270 and 8010271  
for 111 THROUGH 121 RIPLEY STREET, NORTH SIDE, BETWEEN  
FOLSOM AND HARRISON STREETS; LOTS 33, 33A and 33B  
IN ASSESSOR'S BLOCK 5524; TO BUILD 2-UNIT BUILDINGS,  
ONE TO EACH LOT, EACH BUILDING 69 FEET LONG, EACH  
BUILDING WOULD BE 2 STORIES HIGH AT THE STREET FRONT,  
APPROXIMATELY 20 FEET AND 4 STORIES HIGH AT THE  
REAR, APPROXIMATELY 40 FEET.

(Continued from the Regular Meeting of April 16, 1981)

Disapproved Resolution 8926 Vote 7-0



April 23, 1981

2:00 P.M.

SU81.4 - REQUEST FOR AUTHORIZATION OF A SPECIAL USE AT 1480 HAIGHT STREET, NORTHEAST CORNER AT ASHBURY STREET, LOT 13 IN ASSESSOR'S BLOCK 1232, TO PERMIT AN ICE CREAM SHOP (APPROXIMATELY 450 SQUARE FEET) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.

Approved/Conditions : Resolution 8927 Vote 7-0

Informational presentation to the Planning Commission of Approaches II- a report for "Guiding Downtown Development"

Informational Presentation - No Action taken

5. DR81.11 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8006111 FOR CONCEPTUAL "GARDEN TERRACE" LEVEL PLANS FOR CROCKER PLAZA, AND POSSIBLE AMENDMENT OF CONDITIONS PURSUANT TO DR79.13 AND CITY PLANNING COMMISSION RESOLUTION NO. 8332.

Approved/Conditions Resolution 8928 Vote 7-0

3:00 P.M.

6. CU81.3 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON MORAGA STREET, SOUTH SIDE BETWEEN 7TH AND 8TH AVENUE, LOTS 15A AND 16 IN ASSESSOR'S BLOCK 2042 FOR A BUILDING CONTAINING FOUR DWELLING UNITS ON TWO LOTS WITH A TOTAL OF 5,000 SQUARE FEET IN AN RH-2 (HOUSE TWO-FAMILY) DISTRICT, WHEN 1,500 SQUARE FEET PER DWELLING UNIT IS REQUIRED.

(Continued from the Regular Meeting of April 2, 1981)

Continued to May 21, 1981

3:30 P.M.

7. DR80.31- DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATIONS NOS. 8004155, 8004156 AND 8004844 AT THE NORTHWEST CORNER OF LOPEZ AND SOTELO STREETS, LOTS 1, 2, and 3 IN ASSESSOR'S BLOCK 2859; PROPOSAL FOR THREE SINGLE-FAMILY DWELLINGS; EACH 3 STORIES OVER A 2-CAR GARAGE. (Continued from the Regular Meeting of April 16, 1981)

Approved/Conditions Resolution 8929 Vote 7-0

April 23, 1981

8. CU81.7 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 200 PACIFIC AVENUE, NORTHWEST CORNER AT FRONT STREET, LOT 2 IN ASSESSOR'S BLOCK 166, FOR AN EXCEPTION TO THE BULK REGULATIONS, IN A C-2 (COMMUNITY BUSINESS) DISTRICT, AND 84-E HEIGHT AND BULK DISTRICT FOR THE RENOVATION OF A FOUR-STORY WAREHOUSE TO OFFICE USE AND THE ADDITION OF THREE FLOORS, FOR A TOTAL OF 142,000 GROSS SQUARE FEET OF OFFICE SPACE.

(Continued from the Regular Meeting of April 16, 1981)

Approved/Conditions

Resolution 8930

Vote 7-0

Adjourned: 6:30 p.m.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
MAY 7, 1981  
ROOM 282, CITY HALL  
1:30 P. M.

DOCUMENTS DEPT.

MAY 19 1981

ENCLOSURE

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for Commission  
consideration during the month of May.

Completed.

1:30 P. M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF  
PLANNING TO ENTER INTO A WORK-STUDY AGREEMENT WITH THE  
UNIVERSITY OF CALIFORNIA AT BERKELEY FOR THE EMPLOYMENT OF  
ONE WORK-STUDY STUDENT FOR AN AMOUNT NOT TO EXCEED \$335.00.

Approved Resolution No. 8935 Vote 7-0

B. Commissioners' Questions and Matters

The Commission agreed that a field trip to the downtown  
should be scheduled tentatively for June 2, 1981.

2:00 P. M.

2. CUS1.13-- REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1249-  
51 LOMBARD STREET, SOUTH SIDE BETWEEN LARKIN AND POLK  
STREETS, LOT 26 IN ASSESSOR'S BLOCK 501, FOR A THIRD  
DWELLING UNIT ON A LOT WITH 5,234 SQUARE FEET WHEN  
1,500 SQUARE FEET PER DWELLING UNIT IS REQUIRED, IN AN  
RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(CONTINUED FROM THE REGULAR MEETING OF APRIL 2, 1981)

Passed motion to continue to May 28, 1981 Vote 7-0

2:00 P. M. (Cont)

3. 81.101C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1 BAKER STREET, NORTHWEST CORNER AT HAIGHT STREET, LOT 7 IN ASSESSOR'S BLOCK 1235, FOR A COMMUNITY GARAGE AS PART OF THE DEVELOPMENT OF 18 DWELLING UNITS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to May 21, 1981 Vote 7-0

4. RS81.71 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT BAKER STREET/1100 HAIGHT STREET, NORTHEAST CORNER, LOT 7 IN ASSESSOR'S BLOCK 1235, FOR A 6-LOT SUBDIVISION.

Passed motion to continue to May 21, 1981 Vote 7-0

5. CU80.237 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 1320 WALLACE AVENUE, NORTHWEST CORNER AT HAWES STREET, LOTS 1, 2, 3 AND 15 IN ASSESSOR'S BLOCK 4827 FOR STORAGE OF INOPERABLE VEHICLES IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

NOTE: THE DIRECTOR WILL RECOMMEND CONTINUATION TO ALLOW FOR COMPLETION OF ENVIRONMENTAL REVIEW.

Passed motion to continue to July 2, 1981 Vote 7-0

2:30 P. M.

6. CU81.2 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1630 KEITH STREET, SOUTHEAST CORNER AT REVERE AVENUE, LOT 2A IN ASSESSOR'S BLOCK 5340 FOR AN OFF-STREET PARKING FACILITY IN THE RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Disapproved Resolution 8936 Vote 7-0

7. CU81.6 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 1000 REVERE AVENUE, NORTH SIDE, A THROUGH LOT TO QUESADA AVENUE AT THE WEST LINE OF FITCH STREET, LOT 1 IN ASSESSOR'S BLOCK 4764 FOR AUTOMOBILE STORAGE AND WRECKING IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

NOTE: THE DIRECTOR WILL RECOMMEND CONTINUATION TO ALLOW FOR COMPLETION OF ENVIRONMENTAL REVIEW.

Passed motion to continue to June 4, 1981 Vote 7-0

3:00 P. M.

8. CU81.25 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 850-890 HAYES STREET, NORTHEAST CORNER AT FILLMORE STREET, LOTS 11, 12 AND 13 IN ASSESSOR'S BLOCK 804 FOR A COMMUNITY FACILITY IN AN RM-1 (MIXED RESIDENTIAL, LOW-DENSITY) DISTRICT.

Approved/Conditions      Resolution 8937      Vote 7-0

9. CU81.15 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 530 ARGUELLO BOULEVARD, EAST SIDE BETWEEN GEARY BOULEVARD AND ANZA STREET, LOT 4A IN ASSESSOR'S BLOCK 1083 FOR AN ADDITION TO PET HOSPITAL IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved/Conditions      Resolution 8938      Vote 5-2  
Voting No: Commissioners Karasick and Salazar

10. CU81.27 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 77-79 CORTLAND AVENUE, NORTH SIDE BETWEEN PROSPECT AND COLERIDGE STREETS, LOT 15 IN ASSESSOR'S BLOCK 5672 FOR A RESIDENTIAL CARE FACILITY IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution 8939      Vote 7-0

11. CU81.21 - REQUEST FOR AUTHORIZATION BY DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE AND SPECIAL USE AT 75 LILY STREET, SOUTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOT 9 IN ASSESSOR'S BLOCK 837 FOR CONVERSION OF RESIDENTIAL SPACE TO OFFICE USE ON THE SECOND FLOOR IN AN EXISTING C-M (HEAVY COMMERCIAL) DISTRICT AND A PROPOSED SPECIAL USE DISTRICT.

Passed motion to continue to May 28, 1981      Vote 7-0

4:15 P. M.

12. RS80.266 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT NORTHEAST CORNER OF BAYSHORE BOULEVARD AND VISITACION AVENUE, LOT 4 AND 5A IN ASSESSOR'S BLOCK 6249 FOR A 5-LOT SUBDIVISION.

NOTE: THE DIRECTOR WILL RECOMMEND CONTINUATION TO ALLOW VARIANCE PROCEEDINGS TO OCCUR.

Passed motion to continue indefinitely      Vote 7-0



4:15 P. M. (Cont)

13. CU80.26 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE AT 4635 CABRILLO STREET, SOUTH SIDE BETWEEN 47TH AND 48TH AVENUES, LOT 1C IN ASSESSOR'S BLOCK 1690, HANSON, PAINTING CONTRACTOR, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.  
(CONTINUED FROM THE REGULAR MEETING OF APRIL 16, 1981)

Disapproved      Resolution 8940      Vote 7-0

4:30 P. M.

14. PUBLIC HEARING ON THE APPLICATION FOR CLAIM OF EXEMPTION UNDER CHAPTER 41 OF THE SAN FRANCISCO ADMINISTRATIVE CODE, RESIDENTIAL HOTEL UNIT AND APARTMENT UNIT CONVERSION AND DEMOLITION ORDINANCE, FOR THE CONVERSION OF RESIDENTIAL HOTEL AT 610 GEARY STREET, LOT 5 IN ASSESSOR'S BLOCK 304.  
NOTE: DUE TO PENDING LITIGATION, THIS MATTER WILL NOT BE HEARD AT THIS TIME.

Passed motion to continue indefinitely      Vote 7-0

5:00 P. M.

15. EE80.26 - CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR 101 MONTGOMERY STREET; TO CONSTRUCT A 28-STORY OFFICE BUILDING WITH GROUND-FLOOR COMMERCIAL AND SUBSURFACE PARKING FOR 12-15 VEHICLES: BUILDING PERMIT APPLICATION NO. 7910122.  
(CONTINUED FROM THE REGULAR MEETING OF APRIL 16, 1981)

Approved/Certification      Resolution 8941      Vote 7-0

16. DR80.24 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 791022; 101 MONTGOMERY STREET: LOTS 2 THROUGH 6 IN ASSESSOR'S BLOCK 288; TO CONSTRUCT A 28-STORY OFFICE BUILDING WITH GROUND-FLOOR COMMERCIAL AND SUBSURFACE PARKING FOR 12-15 VEHICLES. (EE80.26)  
(CONTINUED FROM THE REGULAR MEETING OF APRIL 16, 1981)

Approved/Conditions      Resolution 8942      Vote 7-0

Adjourned:      10:15 p.m.

NOTE: For information related to any of the above matters, please call Lee Woods, Administrative Secretary, City Planning Commission, at 558-4656.

# 21  
5/21/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
MAY 21, 1981  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENT 1-2777

1981

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:30 P.M.

1. Current Matters

A. Director's Report

Dean L. Macris, Director of Planning, reported that the DAON Corporation was expecting difficulty in retaining the facade of the building at 280 Battery Street. The Commission, he noted, required facade retention as a condition of its approval of the proposed DAON Building at Sacramento and Battery Streets. The facade composition of non-durable materials causes DAON to believe that facade retention is impractical. DAON proposes to demolish the existing building and facade and to build a duplicate facade, he noted.

After a discussion of the matter of retention versus replication and a discussion of the Commission's intent with respect to the design context in which the 280 Battery Street building facades were to be retained, the Commission agreed that these matters should be calendared and that the staff should be given one week to explore them with the project sponsor.

B. Commissioners' Questions and Matters

CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE A PROPOSED TEXT AMENDMENT TO SECTION 126(e)3 OF THE CITY PLANNING CODE TO EXTEND THE INTERIM PERIOD OF TIME FOR LIMITATION ON DEVELOPMENT BONUSES WITHIN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICTS FROM JULY 1, 1981 TO A PERIOD RANGING FROM BETWEEN 60 DAYS UP TO: (1) COMPLETION OF THE DOWNTOWN ENVIRONMENTAL IMPACT REPORT (EE81.3), AND (2) ACTION BY THE BOARD OF SUPERVISORS AND MAYOR ON AMENDMENTS TO THE

1:30 P.M. (Cont)1. Current Matters (Cont)B. Commissioners' Questions and Matters (Cont)

CITY PLANNING CODE TO PROVIDE FOR LAND USE REGULATIONS CONCERNING FUTURE DEVELOPMENT IN SAID DISTRICTS IN ACCORDANCE WITH THE SAN FRANCISCO COMPREHENSIVE PLAN AND THE FINDINGS AND MITIGATING MEASURES OF SAID ENVIRONMENTAL IMPACT REPORT, SAID LONGER PERIOD ESTIMATED TO BE APPROXIMATELY TWO YEARS.

Approved Resolution No. 8972 Vote 7-0

By simple motion, the Commission agreed that it would be appropriate for the Commission President to respond, to Children's Hospital, affirming that Children's was in compliance with that condition, of Commission Resolution No. 8370, which required Children's to undertake efforts at merger or consolidation with members of the Hospital consortium.

2:00 P.M.

2. RS81.66 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1101-03 LAKE STREET, SOUTHWEST CORNER AT 12TH AVENUE, LOT 49 IN ASSESSOR'S BLOCK 1372, FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved/Conditions Resolution No. 8948

Vote 6-1

Voting no: Commissioner Bierman

3. RS81.65 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 620 LAKE STREET, NORTH SIDE BETWEEN 7TH AND 8TH AVENUES, LOT 19 IN ASSESSOR'S BLOCK 1351, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved/Conditions Resolution No. 8949

Vote 6-1

Voting no: Commissioner Bierman

4. RS81.46 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 2170 VALLEJO STREET, NORTH SIDE BETWEEN WEBSTER AND BUCHANAN STREETS, LOT 15 IN ASSESSOR'S BLOCK 556, FOR 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved/Conditions Resolution No. 8950

Vote 6-1

Voting no: Commissioner Bierman

MAY 21, 1981

2:30 P.M.

5. 81.124U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 4067 - 18TH STREET, SOUTH SIDE BETWEEN CASTRO AND HARTFORD STREETS, LOT 76 IN ASSESSOR'S BLOCK 3583, TO PERMIT A BAR IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Passed motion to continue to May 28, 1981.

Vote 7-0

6. SU81.3 - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 766 VALENCIA STREET, WEST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 9 IN ASSESSOR'S BLOCK 3588, TO PERMIT A CAFE, RESTAURANT, PLACE OF ENTERTAINMENT AND HOSTEL IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 8951

Vote 7-0

3:00 P.M.

7. CU80.251 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT SUTTER STREET, SOUTH SIDE, 112.5 FEET EAST OF SCOTT STREET AND POST STREET, NORTH SIDE, 142 FEET EAST OF SCOTT STREET, LOTS 29A, 29B, 38 AND 15 IN ASSESSOR'S BLOCK 681, TO CONTINUE AN EXISTING OFF-STREET PARKING FACILITY FOR MOUNT ZION HOSPITAL PREVIOUSLY AUTHORIZED FOR A THREE-YEAR PERIOD UNTIL DECEMBER 31, 1980, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT AND A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved/Conditions Resolution No. 8952

Vote 7-0

8. CU81.3 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON MORAGA STREET, SOUTH SIDE BETWEEN 7TH AND 8TH AVENUE, LOTS 15A AND 16 IN ASSESSOR'S BLOCK 2042, FOR A BUILDING CONTAINING FOUR DWELLING UNITS ON TWO LOTS WITH A TOTAL OF 5,000 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April 23, 1981)

Passed motion to continue to July 2, 1981.

Vote 7-0



3:00 P.M. (Cont)

9. 81.101C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1 BAKER STREET, NORTHWEST CORNER AT HAIGHT STREET, LOT 7 IN ASSESSOR'S BLOCK 1235, FOR A COMMUNITY GARAGE AS PART OF THE DEVELOPMENT OF 18 DWELLING UNITS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of May 7, 1981)

Passed motion to continue to May 28, 1981.  
Vote 7-0

10. RS81.71 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT BAKER STREET/1100 HAIGHT STREET, NORTHEAST CORNER, LOT 7 IN ASSESSOR'S BLOCK 1235, FOR A 6-LOT SUBDIVISION.  
(Continued from the Regular Meeting of May 7, 1981)

Passed motion to continue to May 28, 1981.  
Vote 7-0

3:30 P.M.

11. Consent Calendar - A PUBLIC HEARING ON THE FOLLOWING REQUESTS FOR AUTHORIZATION OF CONDITIONAL USE WAS CONDUCTED BY THE ZONING ADMINISTRATOR AND CLOSED ON APRIL 8, 1981.

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS

- CU80.2 - 2360 POST STREET, NORTH SIDE BETWEEN BRODERICK AND DIVISADERO STREETS, LOT 12 IN ASSESSOR'S BLOCK 1076, DAVID VARNER BODY SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8953      Vote 7-0

- CU80.88 - 2375 POST STREET, SOUTH SIDE BETWEEN BRODERICK AND DIVISADERO STREETS, LOT 14 IN ASSESSOR'S BLOCK 1079, MOUNT ZION HOSPITAL WAREHOUSE, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8954      Vote 7-0

- CU80.3 - 1660 McALLISTER STREET, NORTH SIDE BETWEEN DIVISADERO AND BRODERICK STREETS, LOT 13 IN ASSESSOR'S BLOCK 1156, RECORDS STORAGE AND PACIFIC TELEPHONE AND TELEGRAPH GARAGE, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8955      Vote 7-0

3:30 P.M. (Cont)

11. Consent Calendar (Cont)

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS (Cont)

CU80.71 - 1319 CALIFORNIA STREET, SOUTHWEST CORNER AT HELEN STREET BETWEEN LEAVENWORTH TO HYDE STREETS, LOT 251 IN ASSESSOR'S BLOCK 33, FIRESIDE BAR (OPEN AFTER 10:00 P.M.), IN AN RM-3 (MIXED MEDIUM DENSITY) DISTRICT.

Passed motion to continue to May 28, 1981.

Vote 7-0

CU80.108 - 624 LAGUNA STREET, NORTHEAST CORNER AT IVY STREET, LOT 12 IN ASSESSOR'S BLOCK 807, GOLDEN RULE LAUNDRY, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8956      Vote 7-0

CU80.186 - 1396 LA PLAYA STREET, NORTHEAST CORNER JUDAH/LA PLAYA, LOT 20 IN ASSESSOR'S BLOCK 1803, DICKS COFFEE SHOP (OPEN AFTER 10:00 P.M.), IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 8957      Vote 7-0

CU80.74 - 1970 McALLISTER STREET, NORTH SIDE BETWEEN CENTRAL AVENUE AND LYON STREET, LOT 14 IN ASSESSOR'S BLOCK 1159, AUTO RECONSTRUCTION CENTER, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8958      Vote 7-0

CU80.82 - 1963 McALLISTER STREET, SOUTH SIDE BETWEEN CENTRAL AVENUE AND LYON STREET, LOT 27 IN ASSESSOR'S BLOCK 1176, SAFETY SERVICE SCAFFOLD COMPANY, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8959      Vote 7-0

CU80.144 - 1939 McALLISTER STREET, SOUTH SIDE BETWEEN CENTRAL AVENUE AND LYON STREET, LOT 31 IN ASSESSOR'S BLOCK 1176, THE GOLDEN LILY (BAR OPEN AFTER 10:00 P.M.), IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8960      Vote 7-0



3:30 P.M. (Cont)

11. Consent Calendar (Cont)

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS (Cont)

CU80.145 - 1940 McALLISTER STREET, NORTH SIDE BETWEEN CENTRAL AVENUE AND LYON STREET, LOT 11 IN ASSESSOR'S BLOCK 1159, GENERAL CONTRACTOR, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8961      Vote 7-0

CU80.18 - 1348 GROVE STREET, NORTH SIDE BETWEEN DIVISADERO AND BRODERICK STREETS, LOT 8 IN ASSESSOR'S BLOCK 1182, WOLFENDEN, PAINTING CONTRACTOR, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8962      Vote 7-0

CU80.184 - 733-35 FILLMORE STREET, WEST SIDE BETWEEN HAYES AND GROVE STREETS, LOT 3 IN ASSESSOR'S BLOCK 803, GROCERY STORE (OPEN AFTER 10:00 P.M.), IN AN RM-2 (MIXED MODERATE DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8963      Vote 7-0

CU80.67 - 600 FILLMORE STREET, NORTHEAST CORNER AT FELL STREET, LOT 18 IN ASSESSOR'S BLOCK 821 (BAR OPEN AFTER 10:00 P.M.), IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8964      Vote 7-0

CU80.64 - 1052-62 OAK STREET, NORTH SIDE BETWEEN DIVISADERO AND SCOTT STREETS, LOT 5 IN ASSESSOR'S BLOCK 1216, PIANO SERVICE, IN AN RH-3 (MIXED MEDIUM DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 8965      Vote 7-0

TO BE RECOMMENDED FOR DISAPPROVAL

CU80.119 - 1734 BRODERICK STREET, EAST SIDE OF BRODERICK STREET BETWEEN BUSH AND PINE STREETS AND SOUTH SIDE OF PINE STREET BETWEEN BRODERICK AND DIVISADERO STREETS, LOTS 20 AND 26A IN ASSESSOR'S BLOCK 1049, SALOMON, CONTRACTOR SHOP AND STORAGE YARD, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) AND AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to May 28, 1981.  
Vote 7-0

3:30 P.M. (Cont)

11. Consent Calendar (Cont)

TO BE RECOMMENDED FOR DISAPPROVAL (Cont)

CU80.146 - 1701 OCTAVIA STREET, NORTHWEST CORNER OF BUSH STREET, LOT 5 IN ASSESSOR'S BLOCK 663, ROBERT'S RESTAURANT (OPEN AFTER 10:00 P.M.), IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to June 11, 1981.

Vote 7-0

CU80.76 - 1358 HAYES STREET AND 1355 GROVE STREET, A THROUGH LOT BETWEEN BRODERICK AND DIVISADERO STREETS, LOT 38 IN ASSESSOR'S BLOCK 1201, AUTO REPAIR (BODY WORKS), IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Disapproved Resolution No. 8966 Vote 7-0

CU80.32 - 370 WALLER STREET, NORTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, LOT 32 IN ASSESSOR'S BLOCK 859, AUTO BODY REPAIR, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Disapproved Resolution No. 8967 Vote 7-0

CU80.140 - 645 HAIGHT STREET, SOUTH SIDE BETWEEN STEINER AND PIERCE STREETS, LOT 29 IN ASSESSOR'S BLOCK 861, AUTO REPAIR AND BODY SHOP, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Disapproved Resolution No. 8968 Vote 7-0

CU80.183 - 445 FILLMORE STREET, WEST SIDE BETWEEN OAK AND PAGE STREETS, LOT 4 IN ASSESSOR'S BLOCK 843, AUTO REPAIR GARAGE, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Disapproved Resolution No. 8969 Vote 7-0

CU80.158 - 442 AND 444 DIVISADERO STREET, SOUTHWEST CORNER AT FELL STREET, LOT 10A IN ASSESSOR'S BLOCK 1216, ACCESS TO CAR WASH, IN AN RH-3 (MIXED MEDIUM DENSITY) DISTRICT.

Disapproved Resolution No. 8970 Vote 7-0

3:30 P.M. (Cont)

11. Consent Calendar (Cont)

TO BE RECOMMENDED FOR DISAPPROVAL (Cont)

CUS0.159 - 1101 FELL STREET, EAST SIDE BETWEEN OAK AND FELL STREETS, LOT 1 IN ASSESSOR'S BLOCK 1216, CHEVRON SERVICE STATION, IN AN RH-3 (MIXED MEDIUM DENSITY) DISTRICT.

Disapproved

Resolution No. 8971

Vote 7-0

4:30 P.M.

12. 81.215D - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8010567 AT 1501 BEACH STREET, SOUTHWEST CORNER OF BUCHANAN STREET, LOT 1 IN ASSESSOR'S BLOCK 445A; PROPOSAL FOR A 4-FLOOR, 7-UNIT APARTMENT BUILDING HAVING APPROXIMATELY 4,300 SQUARE FEET OF GROUND FLOOR COMMERCIAL FLOOR AREA AND 10 BELOW GRADE OFF-STREET PARKING SPACES.

Passed motion not to take Discretionary Review.

Vote 5-2

Voting no: Commissioners Bierman and Rosenblatt

13. 81.215D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8010567 AT 1501 BEACH STREET, SOUTHWEST CORNER OF BUCHANAN STREET, LOT 1 IN ASSESSOR'S BLOCK 445A; PROPOSAL FOR A 4-FLOOR, 7-UNIT APARTMENT BUILDING HAVING APPROXIMATELY 4,300 SQUARE FEET OF GROUND FLOOR COMMERCIAL FLOOR AREA AND 10 BELOW GRADE OFF-STREET PARKING SPACES.

No Action required.

Adjourned: 7:15 p.m.

SF  
C55  
#21  
5/28/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING

DOCUMENTS DEPT.

HELD  
THURSDAY  
MAY 28, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

JUN 1 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

With respect to Commission Resolution No. 8811 for a condominium conversion at 1067 Lombard and the Commission requirement that the tenants of Unit No. 3 be permitted to return to the unit subsequent to renovation, Richard Backer, Planner I, reported that renovation had not been completed and asked that the Commission concur in allowing the tenants to occupy the unit as late as December 1, 1981. By unanimous vote the Commission concurred.

Robert W. Passmore, Assistant Director of Planning, reported that the Sinbad Restaurant, at the Embarcadero near the Ferry Building, pursuant to its Conditional Use authorization, was proposing to enclose, in non-permanent fashion, its outdoor eating areas. They've agreed to improve the handrail system around the perimeter of the building and to change the color of the building to make it more harmonious with the Ferry Building, he said.

Mr. Passmore said that the staff recommended that the proposed non-permanent enclosure of the outdoor areas be found consistent with the earlier Conditional Use. By unanimous vote the Commission agreed.

Dean L. Macris, Director of Planning, noted that the Commission's field trip to the downtown would begin at 6:00 p.m. on June 2nd. We'll meet, he said, at the Mission Street entrance of No. 1 Market Plaza.



1:00 P.M. (Cont)

1. Current Matters (Cont)

B. Commissioners' Questions and Matters

280 BATTERY STREET, SOUTHEAST CORNER OF SACRAMENTO STREET; CONSIDERATION OF COMMISSION ACTION ON DEMOLITION PERMIT APPLICATION NO. 8102834 AND REVIEW OF FINAL BUILDING PLANS, FOR THE PROPOSED DAON BUILDING, FOR CONFORMITY WITH CITY PLANNING COMMISSION RESOLUTION NO. 8647.

Lucian Blazej, Planner IV, noted that this matter had been continued and subsequently placed on calendar. We've researched the matter and believe that everyone understood "retention" of the facade to mean replacement, he said.

Commissioner Bierman said that she believed that the staff had favored replacement only if it were absolutely necessary.

Robert W. Passmore, Assistant Director of Planning, said the former Director of Planning had thought that demolition and replacement of the facade would most likely be necessary.

Mr. Blazej said that the staff recommended that DAON be permitted to demolish and replace the facade. Materials would be reused where feasible, he said.

Commissioner Bierman said that her problem was that DAON had characterized facade preservation as impractical but not impossible. Demolition and replication will most definitely cause problems in the future, she said.

Dean L. Macris, Director of Planning, said that he understood Commissioner Bierman's concern and believed that anything could be done. The question is though, are we being reasonable. I have confidence in DAON's ability to retain the quality of the facade and recommend that you allow them to proceed, he said.

Commissioner Salazar moved that DAON be allowed to proceed. The motion was seconded by Commissioner Nakashima and passed by a vote of 6-1. Commissioner Bierman voted "no".

President Rosenblatt asked that the Director bring to the Commission an appropriate action responding to Supervisor Kopp's proposal to abolish the Open Space Program by amending the City Charter.

1:30 P.M.

2. CU81.13 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1249-51 LOMBARD STREET, SOUTH SIDE BETWEEN LARKIN AND POLK STREETS, LOT 26 IN ASSESSOR'S BLOCK 501, FOR A THIRD DWELLING UNIT ON A LOT WITH 5,234 SQUARE FEET WHEN 1,500 SQUARE FEET PER DWELLING UNIT IS REQUIRED, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (Continued from the Regular Meeting of May 7, 1981)

NOTE: THE DEPARTMENT EXPECTS TO RECEIVE A REQUEST TO CONTINUE THIS MATTER TO A LATER DATE.

Passed motion to continue to July 23, 1981.  
Vote 7-0

3. CU81.21 - REQUEST FOR AUTHORIZATION BY DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE AND SPECIAL USE AT 75 LILY STREET, SOUTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOT 9 IN ASSESSOR'S BLOCK 837, FOR CONVERSION OF RESIDENTIAL SPACE TO OFFICE USE ON THE SECOND FLOOR IN AN EXISTING C-M (HEAVY COMMERCIAL) DISTRICT AND A PROPOSED SPECIAL USE DISTRICT. (Continued from the Regular Meeting of May 7, 1981)

Passed motion to continue to June 4, 1981.  
Vote 7-0

2:00 P.M.

4. 81.101C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1 BAKER STREET, NORTHWEST CORNER AT HAIGHT STREET, LOT 7 IN ASSESSOR'S BLOCK 1235, FOR A COMMUNITY GARAGE AS PART OF THE DEVELOPMENT OF 18 DWELLING UNITS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (Continued from the Regular Meeting of May 21, 1981)

Approved/Conditions      Resolution No. 8973  
Vote 7-0

5. RS81.71 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT BAKER STREET/1100 HAIGHT STREET, NORTHEAST CORNER, LOT 7 IN ASSESSOR'S BLOCK 1235, FOR A 6-LOT SUBDIVISION. (Continued from the Regular Meeting of May 21, 1981)

Approved      Resolution No. 8974      Vote 7-0



2:30 P.M.

6. 81.124U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 4067 - 18TH STREET, SOUTH SIDE BETWEEN CASTRO AND HARTFORD STREETS, LOT 76 IN ASSESSOR'S BLOCK 3583, TO PERMIT A BAR IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.  
(Continued from the Regular Meeting of May 21, 1981)

Approved/Conditions      Resolution No. 8976  
Vote 7-0

7. CU80.119 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1734 BRODERICK STREET, EAST SIDE OF BRODERICK STREET BETWEEN BUSH AND PINE STREETS AND SOUTH SIDE OF PINE STREET BETWEEN BRODERICK AND DIVISADERO STREETS, LOTS 20 AND 26A IN ASSESSOR'S BLOCK 1049, SALOMON, CONTRACTOR SHOP, AND STORAGE YARD, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) AND AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of May 21, 1981)

Disapproved      Resolution No. 8975      Vote 7-0

3:00 P.M.

8. EE81.31 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR DUPLEX BUILDING AT THE NORTHWEST CORNER OF MARKET AND CLAYTON STREETS, LOT 43 IN ASSESSOR'S BLOCK 2704; PROPOSAL TO CONSTRUCT 2-UNIT, 2,609 SQUARE FEET RESIDENCE, ON 1,387 SQUARE FEET VACANT LOT, REQUIRING BUILDING PERMIT APPLICATION NO. 8010568.

Denied/Appeal      Resolution No. 8977      Vote 7-0

4:00 P.M.

9. CU80.71 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1319 CALIFORNIA STREET, SOUTHWEST CORNER AT HELEN STREET BETWEEN LEAVENWORTH AND HYDE STREETS, LOT 251 IN ASSESSOR'S BLOCK 33, FIRESIDE BAR (OPEN AFTER 10:00 P.M.) IN AN RM-3 (MIXED MEDIUM DENSITY) DISTRICT.  
(Continued from the Regular Meeting of May 21, 1981)

Approved/Conditions      Resolution No. 8978  
Vote 3-2

Voting no: Commissioners Karasick and Rosenblatt  
Absent: Commissioners Nakashima and Salazar

Adjourned: 7:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF  
C55  
+21  
6/4/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING

HELD  
THURSDAY

JUNE 4, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

JUN 17 1981

CITY PLANNING  
COMMISSION

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

11:30 P.M.

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR COMMISSION  
CONSIDERATION DURING THE MONTH OF JUNE.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1:30 P.M.

2. ZT81.3 - PUBLIC HEARING TO CONSIDER PROPOSED TEXT AMENDMENT  
INITIATED BY THE BOARD OF SUPERVISORS TO SECTION  
126(e)3 OF THE CITY PLANNING CODE TO EXTEND THE  
INTERIM PERIOD OF TIME FOR LIMITATION ON DEVELOPMENT  
BONUSES WITHIN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICT  
FROM JULY 1, 1981 TO SEPTEMBER 1, 1981.

Approved Resolution No. 8979 Vote 7-0

CONSIDERATION OF A RESOLUTION WHEREBY THE CITY PLANNING  
COMMISSION WOULD TAKE THE FOLLOWING ACTIONS:

- (1) REQUEST THAT THE DEPARTMENT OF CITY PLANNING REQUIRE  
THAT ANY PROJECT FOR WHICH A DRAFT ENVIRONMENTAL IMPACT  
REPORT HAS NOT BEEN ADVERTIZED BY JUNE 4, 1981, INCLUDE  
AS AN ALTERNATIVE FOR ENVIRONMENTAL EVALUATION A BUILDING  
PROPOSAL THAT WOULD COMPLY WITH THE PROPOSED CONTROLS  
CONTAINED IN "GUIDING DOWNTOWN DEVELOPMENT, MAY 1981".
- (2) DECLARE ITS INTENT TO CONSIDER IN ITS EXERCISE OF ITS  
POWERS OF DISCRETIONARY REVIEW THE EXTENT TO WHICH  
INDIVIDUAL PROJECTS COMING BEFORE IT AFTER JUNE 4, 1981,  
MEET THE GENERAL INTENT OF THE PROPOSED REVISED CONTROLS  
CONTAINED IN "GUIDING DOWNTOWN DEVELOPMENT".

1:30 P.M. (Cont)

- (3) BASED ON THE ASSUMPTION THAT PERMANENT ZONING CONTROLS WILL BE INITIATED UNDER CITY PLANNING CODE SECTION 302(d) WITHIN 18 MONTHS, DECLARE ITS INTENTION TO ADOPT AS CONTROLS FOR PROJECTS WHOSE APPLICATION WAS FILED PRIOR TO THE DATE OF INITIATION OF PERMANENT CONTROLS AND WHICH HAS NOT BEEN APPROVED BY THE CITY PLANNING COMMISSION (BY RESOLUTION OF APPROVAL OR DISCRETIONARY REVIEW, OF CONDITIONAL USE, OF PLANNED UNIT DEVELOPMENT OR OTHER COMPARABLE APPROVAL) PRIOR TO SAID DATE CONTROLS WHICH, TAKEN AS A WHOLE, MAY BE RESTRICTIVE BUT WILL NOT BE MORE RESTRICTIVE THAN THE PROPOSED CONTROLS CONTAINED IN "GUIDING DOWNTOWN DEVELOPMENT, MAY 1981" (RECOGNIZING THAT THE SPECIFIC CONTROLS MAY BE MODIFIED AS PREVIOUSLY INDICATED).

Approved Resolution No. 8982 Vote 6-1  
Voting no: Commissioner Karasick

2:00 P.M.

3. LM81.13 - CONSIDERATION OF THE CROWN ZELLERBACH BUILDING AT 1 BUSH STREET, LOTS 11 AND 12 IN ASSESSOR'S BLOCK 290, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 8980 Vote 7-0

4. CU80.250 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 701 VALENCIA STREET, SOUTHEAST CORNER AT 18TH STREET, LOTS 98 AND 99 IN ASSESSOR'S BLOCK 3589, FOR 12 DWELLING UNITS AND 2 COMMERCIAL UNITS IN A C-M (HEAVY COMMERCIAL) DISTRICT.

Approved Resolution No. 8981 Vote 7-0

2:00 P.M. (Cont)

5. CU81.12 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2300 BROADWAY, NORTHWEST CORNER AT FILLMORE STREET, LOT 2 AND PORTION OF LOT 3 IN ASSESSOR'S BLOCK 563, FOR RESUBDIVISION OF 2 LOTS INTO 4, INCLUDING 2 LOTS WITH A FRONTAGE OF 20,625 FEET AND AN AREA OF 2062.5 SQUARE FEET IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions  
Vote 7-0

Resolution No. 8983

6. CU81.22 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1 - 20TH AVENUE AT NORTHERN TERMINUS (NORTH OF LAKE STREET), LOT 1 IN ASSESSOR'S BLOCK 1339, FOR 3 DWELLING UNITS IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT, LOT OF APPROXIMATELY 10,600 SQUARE FEET WHEN 3,000 SQUARE FEET PER DWELLING IS REQUIRED.

NOTE: THIS APPLICATION HAS BEEN WITHDRAWN.

Application withdrawn - No Action required.

7. CU79.42 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 840 POST STREET, A THROUGH LOT TO 960 SUTTER STREET, BETWEEN HYDE AND LEAVENWORTH STREETS, LOTS 21 AND 22 IN ASSESSOR'S BLOCK 300, FOR TWO APARTMENT BUILDINGS WITH 165 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT (123 FEET AND 140 FEET RESPECTIVELY) IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.

Passed motion to continue to approximately July 2, 1981.

Vote 7-0

8. CU80.244 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2447 - 19TH AVENUE, WEST SIDE BETWEEN TARAVAL AND ULLOA STREETS, LOT 26 IN ASSESSOR'S BLOCK 2406, FOR A COMMUNITY FACILITY (SAN FRANCISCO INDEPENDENT LIVING PROJECT), IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLING) DISTRICT.

(Continued from the Regular Meeting of April 16, 1981)

Application withdrawn - No Action required.



2:00 P.M. (Cont)

9. CU81.6 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1000 REVERE AVENUE, NORTH SIDE, A THROUGH LOT TO QUESADA AVENUE, AT THE WEST SIDE OF FITCH STREET, LOT 1 IN ASSESSOR'S BLOCK 4764, FOR AUTOMOBILE STORAGE AND WRECKING IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT. (Continued from the Regular Meeting of May 7, 1981)

NOTE: THE DIRECTOR WILL RECOMMEND CONTINUATION TO JULY 2, 1981.

Passed motion to continue to July 2, 1981.

Vote 7-0

10. CU81.21 - REQUEST FOR AUTHORIZATION BY DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE AND SPECIAL USE AT 75 LILY STREET, SOUTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOT 9 IN ASSESSOR'S BLOCK 837, FOR CONVERSION OF RESIDENTIAL SPACE TO OFFICE USE ON THE SECOND FLOOR IN AN EXISTING C-M (HEAVY COMMERCIAL) DISTRICT AND A PROPOSED SPECIAL USE DISTRICT. (Continued from the Regular Meeting of May 28, 1981)

Approved/Conditions Resolution No. 8984

Vote 7-0

3:00 P.M.

11. CU81.16 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1400 NEWHALL STREET, SOUTHWEST CORNER AT OAKDALE AVENUE, LOTS 1, 2, 8A, 46 AND 47 IN ASSESSOR'S BLOCK 5321, FOR A PLANNED UNIT DEVELOPMENT FOR 45 UNITS OF ELDERLY HOUSING, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 8985

Vote 7-0

12. RS81.10 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1500 FRANCISCO STREET, NORTHWEST CORNER AT OCTAVIA STREET, LOT 20 IN ASSESSOR'S BLOCK 471, FOR 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

NOTE: THE APPLICANT HAS REQUESTED A CONTINUANCE TO JUNE 11, 1981.

Passed motion to continue to June 11, 1981.

Vote 7-0

3:00 P.M. (Cont)

13. RS81.47 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 240 LIBERTY STREET, NORTH SIDE BETWEEN CHURCH AND DOLORES STREETS, LOT 49 IN ASSESSOR'S BLOCK 3606, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved/Conditions                      Resolution No. 8986

Vote 6-1

Voting no:    Commissioner Bierman

5:00 P.M.

14. CU80.37 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT EAST SIDE OF POLK STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501, FOR 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of May 14, 1981)

NOTE:    THE DIRECTOR WILL RECOMMEND CONTINUATION  
          TO JUNE 11, 1981.

Passed motion to continue to June 11, 1981.

Vote 7-0

Adjourned:    6:15 p.m.

NOTE:    FOR INFORMATION RELATED TO ANY OF THE ABOVE  
          MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE  
          SECRETARY, CITY PLANNING COMMISSION, AT  
          558-4656.





SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING

HELD

THURSDAY

JUNE 11, 1981

ROOM 282, CITY HALL

1:00 P.M.

DOCUMENTS DEPT.

JUN 11 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Rosenblatt and Salazar.

ABSENT: Commissioner Nakashima.

1:00 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF  
PLANNING, ON BEHALF OF THE TRANSPORTATION POLICY GROUP,  
TO APPLY FOR, ACCEPT AND EXPEND FUNDS FROM THE METROPOLITAN  
TRANSPORTATION COMMISSION TO UNDERTAKE A COMPREHENSIVE  
DOWNTOWN TRANSPORTATION SYSTEMS MANAGEMENT PROGRAM.

Approved Resolution No. 8987 Vote 5-0

Absent: Commissioners Nakashima and Salazar

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.251D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION  
NO. 8104505 FOR THE INTERIOR ALTERATION OF THE TWO-  
STORY BUILDING AT 936 MONTGOMERY STREET BETWEEN  
BROADWAY AND PACIFIC AVENUE, LOTS 12 AND 13 IN  
ASSESSOR'S BLOCK 164, AND THE ADDITION OF TWO FLOORS  
FOR OFFICE USE, TOTALING APPROXIMATELY 21,500 GROSS  
SQUARE FEET, WITH NO ON-SITE PARKING PROVIDED.

Passed motion to continue to June 25, 1981.

Vote 6-0

Absent: Commissioner Nakashima

2:00 P.M.

3. EE81.27 - JOINT PUBLIC HEARING OF THE SAN FRANCISCO CITY PLANNING COMMISSION AND THE SAN FRANCISCO REDEVELOPMENT AGENCY ON THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR PROPOSED LAND USE CHANGES IN THE YERBA BUENA CENTER (YBC) REDEVELOPMENT AREA; PROPOSED CHANGES IN YBC CENTRAL BLOCK 1 TO PROVIDE 1,500 ADDITIONAL HOTEL ROOMS, 500 MARKET-RATE DWELLING UNITS, 500,000 SQUARE FEET OF OFFICE SPACE AND A MINIMUM OF 80,000 SQUARE FEET OF RETAIL-COMMERCIAL SPACE; AND IN YBC SOUTHERN BLOCK 4 TO PROVIDE A PRIVATE HIGH SCHOOL FOR UP TO 300 STUDENTS.

Passed motion to close the public hearing.

Vote 6-0

Absent: Commissioner Nakashima

4. 81.163Z - REQUEST FOR RECLASSIFICATION OF PROPERTY ON THE NORTH SIDE OF OAKDALE AVENUE, BETWEEN THIRD AND PHELPS STREETS, LOTS 4 THROUGH 15 IN ASSESSOR'S BLOCK 5312, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to June 25, 1981.

Vote 6-0

Absent: Commissioner Nakashima

3:30 P.M.

5. 81.218E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR EXTENSION OF INTERIM DOWNTOWN ZONING CONTROLS; C-3 ZONING DISTRICT, IN DOWNTOWN SAN FRANCISCO, CONTINUATION FOR A PERIOD OF ABOUT 2 YEARS OF INTERIM TEXT AMENDMENTS TO THE CITY PLANNING CODE WHICH REDUCE APPLICATIONS OF BONUSES AND CORNER PREMIUMS IN SECTION 126.

Denied/Appeal Resolution No. 8989

Vote 5-1

Voting no: Commissioner Bierman

Absent: Commissioner Nakashima

3:30 P.M. (Cont)

6. ZT81.4 - CONSIDERATION OF PROPOSED TEXT AMENDMENT INITIATED BY THE CITY PLANNING COMMISSION TO SECTION 126(e) 3 OF THE CITY PLANNING CODE TO EXTEND THE INTERIM PERIOD OF TIME FOR LIMITATION ON DEVELOPMENT BONUSES WITHIN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICTS FROM JULY 1, 1981 TO A PERIOD RANGING FROM BETWEEN 60 DAYS UP TO: (1) COMPLETION OF THE DOWNTOWN ENVIRONMENTAL IMPACT REPORT (EE81.3), AND (2) ACTION BY THE BOARD OF SUPERVISORS AND MAYOR ON AMENDMENTS TO THE PLANNING CODE TO PROVIDE FOR LAND USE REGULATIONS CONCERNING FUTURE DEVELOPMENT IN SAID DISTRICTS IN ACCORDANCE WITH THE SAN FRANCISCO COMPREHENSIVE PLAN AND THE FINDINGS AND MITIGATING MEASURES OF SAID ENVIRONMENTAL IMPACT REPORT, SAID LONGER PERIOD ESTIMATED TO BE APPROXIMATELY TWO YEARS.

Approved Resolution No. 8990 Vote 6-0  
Absent: Commissioner Nakashima

7. 81.244D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103016 FOR THE PROPOSED CHINA BASIN OFFICE BUILDING AT 185 BERRY STREET, BETWEEN 3RD AND 4TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 3803; PROPOSAL TO CONSTRUCT A THREE-STORY (PARKING) OFFICE BUILDING, APPROXIMATELY 200,000 SQUARE FEET TO BE INCORPORATED WITH EXISTING CHINA BASIN BUILDING WITH 297 EXISTING PARKING SPACES AND 316 PARKING SPACES TO BE ADDED TOTALING 613.

Approved/Conditions Resolution No. 8991  
Vote 6-0  
Absent: Commissioner Nakashima

4:00 P.M.

8. RS81.10 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1500 FRANCISCO STREET, NORTHWEST CORNER AT OCTAVIA STREET, LOT 20 IN ASSESSOR'S BLOCK 471, FOR 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION.  
(Continued from the Regular Meeting of June 4, 1981)

Passed motion to continue to June 18, 1981.  
Vote 6-0  
Absent: Commissioner Nakashima

JUNE 11, 1981

4:00 P.M. (Cont)

9. CU80.146 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1701 OCTAVIA STREET, NORTHWEST CORNER OF BUSH STREET, LOT 5 IN ASSESSOR'S BLOCK 663, ROBERT'S RESTAURANT (OPEN AFTER 10:00 P.M.) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of May 21, 1981)

Approved/Conditions Resolution No. 8992

Vote 6-0

Absent: Commissioner Nakashima

5:00 P.M.

10. CU80.37 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT EAST SIDE OF POLK STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501, FOR 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

(Continued from the Regular Meeting of June 4, 1981)

Passed motion to continue to July 16, 1981.

Vote 6-0

Absent: Commissioner Nakashima

Adjourned: 7:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
JUNE 11, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

JUL 22 1981

CITY OF SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Rosenblatt and Salazar.

ABSENT: Commissioner Nakashima.

1:00 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING, ON BEHALF OF THE TRANSPORTATION POLICY GROUP, TO APPLY FOR, ACCEPT AND EXPEND FUNDS FROM THE METROPOLITAN TRANSPORTATION COMMISSION TO UNDERTAKE A COMPREHENSIVE DOWNTOWN TRANSPORTATION SYSTEMS MANAGEMENT PROGRAM.

Approved Resolution No. 8987 Vote 5-0

Absent: Commissioners Nakashima and Salazar

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.251D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104505 FOR THE INTERIOR ALTERATION OF THE TWO-STORY BUILDING AT 936 MONTGOMERY STREET BETWEEN BROADWAY AND PACIFIC AVENUE, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 164, AND THE ADDITION OF TWO FLOORS FOR OFFICE USE, TOTALING APPROXIMATELY 21,500 GROSS SQUARE FEET, WITH NO ON-SITE PARKING PROVIDED.

Passed motion to continue to June 25, 1981.

Vote 6-0

Absent: Commissioner Nakashima



2:00 P.M.

3. EE81.27 - JOINT PUBLIC HEARING OF THE SAN FRANCISCO CITY PLANNING COMMISSION AND THE SAN FRANCISCO REDEVELOPMENT AGENCY ON THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR PROPOSED LAND USE CHANGES IN THE YERBA BUENA CENTER (YBC) REDEVELOPMENT AREA; PROPOSED CHANGES IN YBC CENTRAL BLOCK 1 TO PROVIDE 1,500 ADDITIONAL HOTEL ROOMS, 500 MARKET-RATE DWELLING UNITS, 500,000 SQUARE FEET OF OFFICE SPACE AND A MINIMUM OF 80,000 SQUARE FEET OF RETAIL-COMMERCIAL SPACE; AND IN YBC SOUTHERN BLOCK 4 TO PROVIDE A PRIVATE HIGH SCHOOL FOR UP TO 300 STUDENTS.

Passed motion to close the public hearing.

Vote 6-0

Absent: Commissioner Nakashima

4. 81.163Z - REQUEST FOR RECLASSIFICATION OF PROPERTY ON THE NORTH SIDE OF OAKDALE AVENUE, BETWEEN THIRD AND PHELPS STREETS, LOTS 4 THROUGH 15 IN ASSESSOR'S BLOCK 5312, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to June 25, 1981.

Vote 6-0

Absent: Commissioner Nakashima

3:30 P.M.

5. 81.218E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR EXTENSION OF INTERIM DOWNTOWN ZONING CONTROLS; C-3 ZONING DISTRICT, IN DOWNTOWN SAN FRANCISCO, CONTINUATION FOR A PERIOD OF ABOUT 2 YEARS OF INTERIM TEXT AMENDMENTS TO THE CITY PLANNING CODE WHICH REDUCE APPLICATIONS OF BONUSES AND CORNER PREMIUMS IN SECTION 126.

Denied/Appeal Resolution No. 8989

Vote 5-1

Voting no: Commissioner Bierman

Absent: Commissioner Nakashima

3:30 P.M. (Cont)

6. ZT81.4 - CONSIDERATION OF PROPOSED TEXT AMENDMENT INITIATED BY THE CITY PLANNING COMMISSION TO SECTION 126(e)3 OF THE CITY PLANNING CODE TO EXTEND THE INTERIM PERIOD OF TIME FOR LIMITATION ON DEVELOPMENT BONUSES WITHIN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICTS FROM JULY 1, 1981 TO A PERIOD RANGING FROM BETWEEN 60 DAYS UP TO: (1) COMPLETION OF THE DOWNTOWN ENVIRONMENTAL IMPACT REPORT (EE81.3), AND (2) ACTION BY THE BOARD OF SUPERVISORS AND MAYOR ON AMENDMENTS TO THE PLANNING CODE TO PROVIDE FOR LAND USE REGULATIONS CONCERNING FUTURE DEVELOPMENT IN SAID DISTRICTS IN ACCORDANCE WITH THE SAN FRANCISCO COMPREHENSIVE PLAN AND THE FINDINGS AND MITIGATING MEASURES OF SAID ENVIRONMENTAL IMPACT REPORT, SAID LONGER PERIOD ESTIMATED TO BE APPROXIMATELY TWO YEARS.

Approved Resolution No. 8990 Vote 6-0  
Absent: Commissioner Nakashima

7. 81.244D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103016 FOR THE PROPOSED CHINA BASIN OFFICE BUILDING AT 185 BERRY STREET, BETWEEN 3RD AND 4TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 3803; PROPOSAL TO CONSTRUCT A THREE-STORY (PARKING) OFFICE BUILDING, APPROXIMATELY 200,000 SQUARE FEET TO BE INCORPORATED WITH EXISTING CHINA BASIN BUILDING WITH 297 EXISTING PARKING SPACES AND 316 PARKING SPACES TO BE ADDED TOTALING 613.

Approved/Conditions Resolution No. 8991  
Vote 6-0  
Absent: Commissioner Nakashima

4:00 P.M.

8. RS81.10 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1500 FRANCISCO STREET, NORTHWEST CORNER AT OCTAVIA STREET, LOT 20 IN ASSESSOR'S BLOCK 471, FOR 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION.  
(Continued from the Regular Meeting of June 4, 1981)

Approved/Conditions Resolution No. 8988  
Vote 5-1  
Voting no: Commissioner Bierman  
Absent: Commissioner Nakashima

4:00 P.M. (Cont)

9. CU80.146 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1701 OCTAVIA STREET, NORTHWEST CORNER OF BUSH STREET, LOT 5 IN ASSESSOR'S BLOCK 663, ROBERT'S RESTAURANT (OPEN AFTER 10:00 P.M.) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of May 21, 1981)

Approved/Conditions Resolution No. 8992  
Vote 6-0.

Absent: Commissioner Nakashima

5:00 P.M.

10. CU80.37 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT EAST SIDE OF POLK STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501, FOR 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of June 4, 1981)

Passed motion to continue to July 16, 1981.  
Vote 6-0

Absent: Commissioner Nakashima

Adjourned: 7:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF  
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#21  
6/11/81

SAN FRANCISCO  
CITY PLANNING COMMISSION DOCUMENTS DEPT.  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
JUNE 11, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Rosenblatt and Salazar.

ABSENT: Commissioner Nakashima.

1:00 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING, ON BEHALF OF THE TRANSPORTATION POLICY GROUP, TO APPLY FOR, ACCEPT AND EXPEND FUNDS FROM THE METROPOLITAN TRANSPORTATION COMMISSION TO UNDERTAKE A COMPREHENSIVE DOWNTOWN TRANSPORTATION SYSTEMS MANAGEMENT PROGRAM.

Approved Resolution No. 8987 Vote 5-0

Absent: Commissioners Nakashima and Salazar

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.251D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104505 FOR THE INTERIOR ALTERATION OF THE TWO-STORY BUILDING AT 936 MONTGOMERY STREET BETWEEN BROADWAY AND PACIFIC AVENUE, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 164, AND THE ADDITION OF TWO FLOORS FOR OFFICE USE, TOTALING APPROXIMATELY 21,500 GROSS SQUARE FEET, WITH NO ON-SITE PARKING PROVIDED.

Passed motion to continue to June 25, 1981.

Vote 6-0

Absent: Commissioner Nakashima

2:00 P.M.

3. EE81.27 - JOINT PUBLIC HEARING OF THE SAN FRANCISCO CITY PLANNING COMMISSION AND THE SAN FRANCISCO REDEVELOPMENT AGENCY ON THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR PROPOSED LAND USE CHANGES IN THE YERBA BUENA CENTER (YBC) REDEVELOPMENT AREA; PROPOSED CHANGES IN YBC CENTRAL BLOCK 1 TO PROVIDE 1,500 ADDITIONAL HOTEL ROOMS, 500 MARKET-RATE DWELLING UNITS, 500,000 SQUARE FEET OF OFFICE SPACE AND A MINIMUM OF 80,000 SQUARE FEET OF RETAIL-COMMERCIAL SPACE; AND IN YBC SOUTHERN BLOCK 4 TO PROVIDE A PRIVATE HIGH SCHOOL FOR UP TO 300 STUDENTS.

Passed motion to close the public hearing.

Vote 6-0

Absent: Commissioner Nakashima

4. 81.163Z - REQUEST FOR RECLASSIFICATION OF PROPERTY ON THE NORTH SIDE OF OAKDALE AVENUE, BETWEEN THIRD AND PHELPS STREETS, LOTS 4 THROUGH 15 IN ASSESSOR'S BLOCK 5312, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to June 25, 1981.

Vote 6-0

Absent: Commissioner Nakashima

3:30 P.M.

5. 81.218E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR EXTENSION OF INTERIM DOWNTOWN ZONING CONTROLS; C-3 ZONING DISTRICT, IN DOWNTOWN SAN FRANCISCO, CONTINUATION FOR A PERIOD OF ABOUT 2 YEARS OF INTERIM TEXT AMENDMENTS TO THE CITY PLANNING CODE WHICH REDUCE APPLICATIONS OF BONUSES AND CORNER PREMIUMS IN SECTION 126.

Denied/Appeal Resolution No. 8989

Vote 5-1

Voting no: Commissioner Bierman

Absent: Commissioner Nakashima



3:30 P.M. (Cont)

6. ZT81.4 - CONSIDERATION OF PROPOSED TEXT AMENDMENT INITIATED BY THE CITY PLANNING COMMISSION TO SECTION 126(e) 3 OF THE CITY PLANNING CODE TO EXTEND THE INTERIM PERIOD OF TIME FOR LIMITATION ON DEVELOPMENT BONUSES WITHIN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICTS FROM JULY 1, 1981 TO A PERIOD RANGING FROM BETWEEN 60 DAYS UP TO: (1) COMPLETION OF THE DOWNTOWN ENVIRONMENTAL IMPACT REPORT (EE81.3), AND (2) ACTION BY THE BOARD OF SUPERVISORS AND MAYOR ON AMENDMENTS TO THE PLANNING CODE TO PROVIDE FOR LAND USE REGULATIONS CONCERNING FUTURE DEVELOPMENT IN SAID DISTRICTS IN ACCORDANCE WITH THE SAN FRANCISCO COMPREHENSIVE PLAN AND THE FINDINGS AND MITIGATING MEASURES OF SAID ENVIRONMENTAL IMPACT REPORT, SAID LONGER PERIOD ESTIMATED TO BE APPROXIMATELY TWO YEARS.

Approved Resolution No. 8990 Vote 6-0  
Absent: Commissioner Nakashima

7. 81.244D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103016 FOR THE PROPOSED CHINA BASIN OFFICE BUILDING AT 185 BERRY STREET, BETWEEN 3RD AND 4TH STREETS, LOT 5 IN ASSESSOR'S BLOCK 3803; PROPOSAL TO CONSTRUCT A THREE-STORY (PARKING) OFFICE BUILDING, APPROXIMATELY 200,000 SQUARE FEET TO BE INCORPORATED WITH EXISTING CHINA BASIN BUILDING WITH 297 EXISTING PARKING SPACES AND 316 PARKING SPACES TO BE ADDED TOTALING 613.

Approved/Conditions Resolution No. 8991  
Vote 6-0  
Absent: Commissioner Nakashima

4:00 P.M.

8. RS81.10 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1500 FRANCISCO STREET, NORTHWEST CORNER AT OCTAVIA STREET, LOT 20 IN ASSESSOR'S BLOCK 471, FOR 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION.  
(Continued from the Regular Meeting of June 4, 1981)

Approved/Conditions Resolution No. 8988  
Vote 5-1  
Voting no: Commissioner Bierman  
Absent: Commissioner Nakashima



JUNE 11, 1981

4:00 P.M. (Cont)

9. CU80.146 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1701 OCTAVIA STREET, NORTHWEST CORNER OF BUSH STREET, LOT 5 IN ASSESSOR'S BLOCK 663, ROBERT'S RESTAURANT (OPEN AFTER 10:00 P.M.) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of May 21, 1981)

Approved/Conditions      Resolution No. 8992  
Vote 6-0  
Absent: Commissioner Nakashima

5:00 P.M.

10. CU80.37 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT EAST SIDE OF POLK STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501, FOR 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of June 4, 1981)

Passed motion to continue to July 16, 1981.  
Vote 6-0  
Absent: Commissioner Nakashima

Adjourned: 7:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF  
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#21  
6/18/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
JUNE 18, 1981  
ROOM 282, CITY HALL  
1:30 P.M.

GOVERNMENT CENTER  
JUNE 18, 1981  
CITY PLANNING COMMISSION

PRESENT: Commissioners Bierman, Kelleher, Klein, Nakashima,  
Rosenblatt and Wortman.

ABSENT: Commissioner Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION OF INTENTION TO RECLASSIFY  
THE PROPERTY AT THE NORTHWEST CORNER OF 2ND AND TOWNSEND  
STREETS, LOT 6 IN ASSESSOR'S BLOCK 3788, FROM A P (PUBLIC  
USE) TO AN M-2 (HEAVY INDUSTRIAL) DISTRICT.

Approved Resolution No. 8994 Vote 6-0  
Absent: Commissioner Salazar

B. Commissioners' Questions and Matters

Consideration of a Resolution urging the Board of  
Supervisors to disapprove a proposed Charter Amendment  
repealing Section 6.413, deleting the Open Space  
Acquisition and Park Renovation Fund.

Approved Resolution No. 8993 Vote 6-0  
Absent: Commissioner Salazar

2:00 P.M.

2. LM81.18 - CONSIDERATION OF THE MECHANICS INSTITUTE AT 57 POST  
STREET, LOT 13 IN ASSESSOR'S BLOCK 311, ACTING ON  
THE RECOMMENDATION OF THE LANDMARKS PRESERVATION  
ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD  
OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING  
AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF  
THE CITY PLANNING CODE.

Approved Resolution No. 8995 Vote 6-0  
Absent: Commissioner Salazar

2:00 P.M. (Cont)

3. RS81.20 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1333 VAN DYKE AVENUE, SOUTH SIDE, AND 1476-78 WALLACE AVENUE, NORTH SIDE, A THROUGH LOT WEST OF INGALLS STREET, LOT 14 IN ASSESSOR'S BLOCK 434, FOR A 5-LOT SUBDIVISION.

Approved Resolution No. 8996 Vote 6-0  
Absent: Commissioner Salazar

4. 81.174C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1201 ORTEGA STREET, SOUTH SIDE BETWEEN 19TH AND 20TH AVENUES, LOTS 2, 3, 4, 35, 36 AND 37 IN ASSESSOR'S BLOCK 2115 (SAN FRANCISCO CONSERVATORY OF MUSIC), TO ADD THE SINGLE-FAMILY DWELLING AT 1932 - 20TH AVENUE TO THE CONSERVATORY PROPERTY, TO CONVERT THAT BUILDING TO ADMINISTRATIVE OFFICES AND TO OPEN A DRIVEWAY FROM THE EXISTING PARKING LOT INTO 20TH AVENUE.

Passed motion of intent to approve and to continue to June 25, 1981.

Vote 6-0

Absent: Commissioner Salazar

2:30 P.M.

5. 81.202ER - CONSTRUCTION OF TWO-LEVEL PARKING STRUCTURE AND LEASE OR SALE OF AIR RIGHTS FOR HOUSING DEVELOPMENT ON SAN FRANCISCO PARKING AUTHORITY PROPERTY AT BARTLETT STREET, BETWEEN 21ST AND 22ND STREETS.

Passed motion of intent to approve and to continue to June 25, 1981.

Vote 6-0

Absent: Commissioner Salazar

6. ZM81.6 - REQUEST FOR RECLASSIFICATION OF PROPERTY ON WEST SIDE OF BARTLETT STREET BETWEEN 21ST AND 22ND STREETS, LOT 29 IN ASSESSOR'S BLOCK 3616, FROM A P (PUBLIC USE) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved Resolution No. 8997 Vote 6-0  
Absent: Commissioner Salazar

2:30 P.M. (Cont)

7. CU81.26 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON WEST SIDE OF BARTLETT STREET BETWEEN 21ST AND 22ND STREETS, LOT 29 IN ASSESSOR'S BLOCK 3616, FOR A PLANNED UNIT DEVELOPMENT FOR 51 DWELLING UNITS OVER PARKING IN A P (PUBLIC USE) DISTRICT AND A PROPOSED C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion of intent to approve and to continue to June 25, 1981.

Vote 6-0

Absent: Commissioner Salazar

3:00 P.M.

8. 81.216U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 587 VALENCIA STREET, NORTHWEST CORNER, LOT 12 IN ASSESSOR'S BLOCK 3568, TO PERMIT A RESTAURANT AND ON-SITE BEER AND WINE LICENSE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 8998

Vote 6-0

Absent: Commissioner Salazar

9. 81.222U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 2125 FILLMORE STREET, WEST SIDE BETWEEN SACRAMENTO AND CALIFORNIA STREETS, LOT 3 IN ASSESSOR'S BLOCK 635, TO PERMIT A SPECIALTY GROCERY STORE WITH RESTAURANT AND ON-SALE BEER AND WINE LICENSE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 8999

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M.

10. Consent Calendar - A PUBLIC HEARING ON THE FOLLOWING REQUESTS FOR AUTHORIZATION OF CONDITIONAL USE WAS CONDUCTED BY THE ZONING ADMINISTRATOR AND CLOSED ON MAY 6, 1981.

TO BE RECOMMENDED FOR APPROVAL

- CU80.94 - 1440 BROADWAY, WEST SIDE BETWEEN LARKIN AND POLK STREETS, A THROUGH LOT TO VALLEJO STREET, LOT 11 IN ASSESSOR'S BLOCK 574, PACIFIC TELEPHONE COMPANY GARAGE, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9000  
Vote 6-0  
Absent: Commissioner Salazar

- CU80.95 - 3039 VAN NESS AVENUE, SOUTHWEST AT BAY STREET, LOT 1 IN ASSESSOR'S BLOCK 474, SHELL SERVICE STATION, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9001  
Vote 6-0  
Absent: Commissioner Salazar

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS

- CU80.13 - 3151 SACRAMENTO STREET, SOUTH SIDE BETWEEN LYON AND BAKER STREETS, LOT 3 IN ASSESSOR'S BLOCK 1023, AUTO REPAIR GARAGE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9002  
Vote 6-0  
Absent: Commissioner Salazar

- CU80.40 - 36-40 WOOD STREET, EAST SIDE NORTH OF GEARY BOULEVARD, LOTS 1B, 1H, 6 AND 6A IN ASSESSOR'S BLOCK 1070, MASONRY CONTRACTOR, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9003  
(Modified)  
Vote 6-0  
Absent: Commissioner Salazar



3:30 P.M. (Cont)

10. Consent Calendar (Cont)

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS (Cont)

CU80.138 - 3164 SACRAMENTO STREET, SOUTH SIDE BETWEEN LYON AND BAKER STREETS, LOT 13 IN ASSESSOR'S BLOCK 1006, STEAM LAUNDRY, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9004

Vote 6-0

Absent: Commissioner Salazar

CU80.91 - 2301 GREENWICH STREET, SOUTHWEST CORNER AT STEINER STREET, LOT 1 IN ASSESSOR'S BLOCK 514, WINDOW COVERINGS SHOP, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9005

Vote 6-0

Absent: Commissioner Salazar

CU80.107 - 2159 FILBERT STREET, SOUTH SIDE BETWEEN WEBSTER AND FILLMORE STREETS, LOT 30 IN ASSESSOR'S BLOCK 533, DRAPERY SHOP, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9006

Vote 6-0

Absent: Commissioner Salazar

CU80.120 - 2546 GREENWICH STREET, NORTH SIDE BETWEEN DIVISADERO AND SCOTT STREETS, LOT 8 IN ASSESSOR'S BLOCK 937, CABINET SHOP AND UPHOLSTERY, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9007

Vote 6-0

Absent: Commissioner Salazar

CU80.197 - 3100 STEINER STREET, SOUTHEAST CORNER AT FILBERT STREET, LOT 22 IN ASSESSOR'S BLOCK 515, CABINET SHOP, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9008

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M. (Cont)

10. Consent Calendar (Cont)

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS (Cont)

CU80.22 - 3166 BUCHANAN STREET, SOUTHWEST CORNER AT GREENWICH STREET, LOT 28 IN ASSESSOR'S BLOCK 518, BAR OPEN AFTER 10:00 P.M., IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9009

Vote 6-0

Absent: Commissioner Salazar

CU80.173 - 2904 OCTAVIA STREET, EAST SIDE BETWEEN FILBERT AND GREENWICH STREETS, LOT 15A IN ASSESSOR'S BLOCK 520, PRINT SHOP, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to July 16, 1981.

Vote 6-0

Absent: Commissioner Salazar

CU80.174 - 2930 OCTAVIA STREET, EAST SIDE BETWEEN FILBERT AND GREENWICH STREETS, LOT 32 IN ASSESSOR'S BLOCK 520, INCENSE WAREHOUSE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9010

Vote 6-0

Absent: Commissioner Salazar

CU80.93 - 1400 VALLEJO STREET, NORTHWEST CORNER AT LARKIN STREET, LOT 7 IN ASSESSOR'S BLOCK 549, INTERIOR DECORATOR, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9011

Vote 6-0

Absent: Commissioner Salazar

CU80.124 - 1276 PACIFIC AVENUE, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, NORTHERLY PORTION ON BERNARD STREET, PORTION OF LOT 20 IN ASSESSOR'S BLOCK 156, ACCESS FOR PLUMBING CONTRACTOR, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9012

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M. (Cont)

10. Consent Calendar (Cont)

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS (Cont)

CU80.161 - 1901 HYDE STREET, NORTHEAST CORNER AT GREEN STREET, LOTS 25 AND 26 IN ASSESSOR'S BLOCK 123, RESTAURANT OPEN AFTER 10:00 P.M., IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9013

Vote 6-0

Absent: Commissioner Salazar

TO BE RECOMMENDED FOR DISAPPROVAL:

CU80.109 - 1255 CALIFORNIA STREET, SOUTH SIDE BETWEEN JONES AND LEAVENWORTH STREETS, LOT 120 IN ASSESSOR'S BLOCK 252, PARKING GARAGE WITH MINOR REPAIR, IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Disapproved Resolution No. 9014 Vote 6-0

Absent: Commissioner Salazar

TO BE CONTINUED TO JULY 16, 1981

CU80.149 - 1464 WASHINGTON STREET, NORTH SIDE BETWEEN HYDE AND LEAVENWORTH STREETS, LOT 12 IN ASSESSOR'S BLOCK 187, LEE STEAM LAUNDRY, IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to July 16, 1981.

Vote 6-0

Absent: Commissioner Salazar

CU80.150 - 1555 WASHINGTON STREET, SOUTH SIDE BETWEEN LARKIN AND HYDE STREETS, LOT 23 IN ASSESSOR'S BLOCK 217, GARMENT SHOP, IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to July 16, 1981.

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M. (Cont)

10. Consent Calendar (Cont)

TO BE CONTINUED TO JULY 16, 1981

CU80.12 - 450 GREEN STREET, NORTHWEST CORNER AT VARENNES STREET BETWEEN KEARNY STREET AND GRANT AVENUE, LOT 16 IN ASSESSOR'S BLOCK 115, GARMENT SEWING SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to July 16, 1981.

Vote 6-0

Absent: Commissioner Salazar

CU80.92 - 1501-1515 MASON STREET, NORTHWEST CORNER AT BROADWAY, LOT 8 IN ASSESSOR'S BLOCK 149, GARMENT MANUFACTURING, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion to continue to July 16, 1981.

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M. (Cont)

11. CU80.172 - 884-888 BROADWAY STREET, NORTH SIDE BETWEEN POWELL AND MASON STREETS, LOT 11 IN ASSESSOR'S BLOCK 148, RESTAURANT AND BAR CLOSING AFTER 10:00 P.M., IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion of intent to approve with conditions and to continue to June 25, 1981.

Vote 5-1

Voting no: Commissioner Rosenblatt

Absent: Commissioner Salazar

12. CU80.147 - 3220 SACRAMENTO STREET, NORTH SIDE BETWEEN PRESIDIO AVENUE AND LYON STREET, LOT 8 IN ASSESSOR'S BLOCK 1007, AUTO AND BODY REPAIR GARAGE, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion of intent to approve with conditions and to continue to June 25, 1981.

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M. (Cont)

13. CU80.105 - 1776 GREEN STREET, NORTH SIDE BETWEEN OCTAVIA AND GOUGH STREETS, LOT 6 IN ASSESSOR'S BLOCK 544, AUTO REPAIR GARAGE, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion of intent to approve with conditions and to continue to June 25, 1981.

Vote 6-0

Absent: Commissioner Salazar

14. CU80.68 - 990 FILBERT STREET, SOUTHEAST CORNER AT JONES STREET, LOT 17 IN ASSESSOR'S BLOCK 92, RUDY'S BAR SUPPLY, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9015

Vote 6-0

Absent: Commissioner Salazar

15. CU80.168 - 517-523 UNION STREET, SOUTH SIDE AT BANNAM PLACE, LOT 46 IN ASSESSOR'S BLOCK 116, GARMENT SHOP, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion of intent to approve with conditions and to continue to June 25, 1981.

Vote 5-1

Voting no: Commissioner Klein

Absent: Commissioner Salazar

Adjourned: 7:00 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
JUNE 25, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

PRESENT: Commissioners Kelleher, Klein, Nakashima, Salazar  
and Wortman.

ABSENT: Commissioners Bierman and Rosenblatt.

1:00 P.M.

1. Current Matters

A. Director's Report

- (1) 81.174C - ADOPTION OF RESOLUTION FOR CONDITIONAL USE  
AT 1201 ORTEGA STREET.  
(Continued from the Regular Meeting of  
June 18, 1981)

Approved/Conditions Resolution No. 9016  
Vote 5-0

Absent: Commissioners Bierman and  
Rosenblatt

- (2) 81.202ER - ADOPTION OF TEXT OF FINDING OF MASTER PLAN  
CONFORMITY ON WEST SIDE OF BARTLETT STREET  
BETWEEN 21ST AND 22ND STREETS.  
(Continued from the Regular Meeting of  
June 18, 1981)

Passed motion to find Master Plan  
conformity.

Vote 5-0

Absent: Commissioners Bierman and  
Rosenblatt

- (3) 81.217U - ADOPTION OF TEXT OF RESOLUTION FOR  
CONDITIONAL USE ON WEST SIDE OF BARTLETT  
STREET.  
(Continued from the Regular Meeting of  
June 18, 1981)

Approved/Conditions Resolution No. 9017  
Vote 5-0

Absent: Commissioners Bierman and  
Rosenblatt

1:00 P.M. (Cont)

1. Current Matters (Cont)

A. Director's Report (Cont)

- (4) CU80.172 - ADOPTION OF TEXT OF RESOLUTION FOR  
CONDITIONAL USE AT 884-888 BROADWAY STREET.  
(Continued from the Regular Meeting of  
June 18, 1981)

Approved/Conditions Resolution No. 9018  
Vote 5-0

Absent: Commissioners Bierman and  
Rosenblatt

- (5) CU80.147 - ADOPTION OF TEXT OF RESOLUTION FOR  
CONDITIONAL USE AT 3220 SACRAMENTO STREET.  
(Continued from the Regular Meeting of  
June 18, 1981)

Approved/Conditions Resolution No. 9019  
Vote 5-0

Absent: Commissioners Bierman and  
Rosenblatt

- (6) CU80.105 - ADOPTION OF TEXT OF RESOLUTION FOR  
CONDITIONAL USE AT 1776 GREEN STREET.  
(Continued from the Regular Meeting of  
June 18, 1981)

Approved/Conditions Resolution No. 9020  
Vote 5-0

Absent: Commissioners Bierman and  
Rosenblatt

- (7) CU80.168 - ADOPTION OF TEXT OF RESOLUTION FOR  
CONDITIONAL USE AT 517-523 UNION STREET.  
(Continued from the Regular Meeting of  
June 18, 1981)

Passed motion to continue at the call of  
the staff.

Vote 5-0

Absent: Commissioners Bierman and  
Rosenblatt

1:00 P.M. (Cont)

1. Current Matters (Cont)

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.251D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104505 FOR THE INTERIOR ALTERATION OF THE TWO-STORY BUILDING AT 936 MONTGOMERY STREET BETWEEN BROADWAY STREET AND PACIFIC AVENUE, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 164, AND THE ADDITION OF TWO FLOORS FOR OFFICE USE, TOTALING APPROXIMATELY 21,500 GROSS SQUARE FEET, WITH NO ON-SITE PARKING PROVIDED, IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT.  
(Continued from the Regular Meeting of June 11, 1981)

Passed motion to continue to July 16, 1981.

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

3. 81.163Z - REQUEST FOR RECLASSIFICATION OF PROPERTY ON THE NORTH SIDE OF OAKDALE AVENUE, BETWEEN 3RD AND PHELPS STREETS, LOTS 4 THROUGH 15 IN ASSESSOR'S BLOCK 5312, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of June 11, 1981)

Approved the rezoning of Lot 49 in Assessor's Block 5312. Resolution No. 9021

Vote 3-2

Voting no: Commissioners Kelleher and Nakashima

Absent: Commissioners Bierman and Rosenblatt

2:00 P.M.

4. CU81.14 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1835 LEAVENWORTH STREET, WEST SIDE BETWEEN GREEN AND VALLEJO STREETS, LOT 4 IN ASSESSOR'S BLOCK 125, TO PERMIT A COMMUNITY GARAGE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9022

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

2:00 P.M. (Cont)

5. CU81.23 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 170 GUERRERO STREET, WEST SIDE BETWEEN 14TH AND CLINTON PARK STREETS, LOT 81 IN ASSESSOR'S BLOCK 3534, TO PERMIT 10 DWELLING UNITS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT ON A LOT WITH 10,400 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING IS REQUIRED.

Approved/Conditions Resolution No. 9023  
Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

6. ZM81.1 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT BAY AND LEAVENWORTH STREETS, ALL FOUR CORNERS, LOTS 2, 2B, 3 AND 4 IN ASSESSOR'S BLOCK 27, LOTS 6A AND 61 AND LOT 7 IN ASSESSOR'S BLOCK 28, LOTS 11, 12A, 18 AND 24 IN ASSESSOR'S BLOCK 44, AND LOT 38 IN ASSESSOR'S BLOCK 45, FROM AN RH-3 (HOUSE, THREE-FAMILY) TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Disapproved Resolution No. 9024 Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

7. CU81.20 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1425 VALLEJO STREET AND 1440 BROADWAY STREET, A THROUGH LOT IN THE BLOCK BETWEEN POLK AND LARKIN STREETS, LOT 11 IN ASSESSOR'S BLOCK 572, FOR A PLANNED UNIT DEVELOPMENT FOR 49 DWELLING UNITS WITH 53 OFF-STREET PARKING SPACES IN TWO BUILDINGS, 28 UNITS ON BROADWAY STREET AND 21 UNITS ON VALLEJO STREET, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9025  
Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

3:00 P.M.

8. EE79.236 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR 101 MISSION STREET, SOUTH CORNER AT SPEAR STREET, LOT 1 IN ASSESSOR'S BLOCK 3717, IN A C-3-0 (DOWNTOWN OFFICE) DISTRICT - AND A 400-1 HEIGHT AND BULK DISTRICT; PROPOSED 21-STORY, 219,350 SQUARE FOOT OFFICE BUILDING REQUIRING DEMOLITION OF 3-STORY WAREHOUSE.

Passed motion to close the public hearing.  
Vote 5-0

Absent: Commissioners Bierman and Rosenblatt



4:00 P.M.

9. CU81.29 - REQUEST FOR DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE AT 211 GOUGH STREET, WEST SIDE BETWEEN OAK AND HICKORY STREETS, LOT 3 IN ASSESSOR'S BLOCK 832, FOR CONVERSION FROM VACANT TRANSIENT HOTEL TO OFFICES ABOVE THE GROUND FLOOR IN A C-2 (COMMUNITY BUSINESS) DISTRICT INITIATED FOR RECLASSIFICATION TO AN RC (MIXED RESIDENTIAL) DISTRICT AND TO A SPECIAL USE DISTRICT.

Approved/Conditions      Resolution No. 9026

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

10. 81.168U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 1448 HAIGHT STREET, NORTH SIDE BETWEEN ASHBURY AND MASONIC STREETS, LOT 9 IN ASSESSOR'S BLOCK 1232, TO PERMIT A RESTAURANT SEATING 15 PEOPLE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.

Approved/Conditions      Resolution No. 9027

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

11. 81.100C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2271 FULTON STREET, NORTH SIDE BETWEEN STANYAN AND SHRADER STREETS, LOT 24 IN ASSESSOR'S BLOCK 1191, TO PERMIT GROUP HOUSING IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: THE STAFF WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO JULY 30, 1981.

Passed motion to continue to July 30, 1981.

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

4:00 P.M. (Cont)

12. ZM80.46 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 3746 ULLOA STREET (FORMER SUNSET STAGING SITE), LOT 7 IN ASSESSOR'S BLOCK 2387, FROM P (PUBLIC USE) TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of April 10, 1981)

Passed motion to continue to October 1, 1981.  
Vote 5-0

Absent: Commissioners Bierman and Rosenblatt

Adjourned: 6:20 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
JULY 2, 1981  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUL 10 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Kelleher, Klein, Nakashima,  
Salazar and Wortman.

ABSENT: Commissioner Rosenblatt.

12:00 NOON

FIELD TRIP - TO VISIT THE SITES OF MATTERS TO BE SCHEDULED FOR  
COMMISSION CONSIDERATION.

Completed.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

2:00 P.M.

2. CU79.42 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT  
840 POST STREET, A THROUGH LOT TO 965 SUTTER STREET,  
LOTS 21 AND 22 IN ASSESSOR'S BLOCK 300, FOR TWO  
APARTMENT BUILDINGS WITH 165 DWELLING UNITS EXCEEDING  
40 FEET IN HEIGHT (AN AVERAGE 160 FEET EACH) WITH  
A COMMUNITY PARKING GARAGE FOR 171 VEHICLES IN AN  
RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY)  
DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.

NOTE: THE FIRST HEARING ON THIS MATTER WAS HELD  
ON AN EARLIER DATE.

Passed motion to continue to July 9, 1981.

Vote 6-0

Absent: Commissioner Rosenblatt

3. ZM80.17 - REQUEST FOR RECLASSIFICATION OF PROPERTY ON 14TH  
AVENUE, THROUGH LOTS TO FUNSTON AVENUE, 100 FEET  
SOUTH OF QUINTARA STREET, LOTS 2, 2B, 23 AND 24 IN  
ASSESSOR'S BLOCK 2204, FROM A P (PUBLIC) TO AN RH-1  
(HOUSE, ONE-FAMILY) DISTRICT.

Approved Resolution No. 9028

Vote 6-0

Absent: Commissioner Rosenblatt

2:00 P.M. (Cont)

4. 81.140Q - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1616 TAYLOR STREET, EAST SIDE BETWEEN BROADWAY AND VALLEJO STREETS, LOT 19 IN ASSESSOR'S BLOCK 149, FOR 11-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Application withdrawn - No Action required.

5. 81.136Q - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1856 POWELL STREET, EAST SIDE BETWEEN FILBERT AND GREENWICH STREETS, LOT 22D IN ASSESSOR'S BLOCK 89, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

NOTE: THE DIRECTOR WILL RECOMMEND THAT THIS MATTER BE CONTINUED.

Passed motion to continue to July 9, 1981.

Vote 6-0

Absent: Commissioner Rosenblatt

6. CU81.3 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON MORAGA STREET, SOUTH SIDE BETWEEN 7TH AND 8TH AVENUE, LOTS 15A AND 16 IN ASSESSOR'S BLOCK 2042, FOR A BUILDING CONTAINING FOUR DWELLING UNITS ON TWO LOTS WITH A TOTAL OF 5,000 SQUARE FEET IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of May 21, 1981)

NOTE: THE DIRECTOR WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO AUGUST 6, 1981.

Passed motion to continue to August 6, 1981.

Vote 6-0

Absent: Commissioner Rosenblatt

3:00 P.M.

7. EE80.110 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR 2222 - 23RD STREET, IN ASSESSOR'S BLOCK 4216, FOR 132-UNIT CONDOMINIUM, REHABILITATION OF ABOUT 34,980 SQUARE FEET, NEW CONSTRUCTION OF 104,700 SQUARE FEET UP TO 5 FLOORS, WITH 161 PARKING SPACES, 8,500 SQUARE FEET OF COMMERCIAL SPACE, ON THE SITE PREVIOUSLY OCCUPIED BY THE DUTCH BOY PAINT CO., REQUIRING CONDITIONAL USE AUTHORIZATION AS A PLANNED UNIT DEVELOPMENT AND ZONING RECLASSIFICATION FROM RH-2 TO RM-2.

Approved/Conditions Resolution No. 9029

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar

3:00 P.M. (Cont)

8. 81.200Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2222 - 23RD STREET, BLOCK BOUNDED BY RHODE ISLAND, 24TH, KANSAS AND 23RD STREETS, ALL OF ASSESSOR'S BLOCK 4216, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

NOTE: THE APPLICANT HAS REQUESTED THAT THIS MATTER BE CONTINUED TO JULY 9, 1981.

Passed motion to continue to July 9, 1981.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar

9. 81.200C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2222 - 23RD STREET, BLOCK BOUNDED BY RHODE ISLAND, 24TH, KANSAS AND 23RD STREETS, ALL OF ASSESSOR'S BLOCK 4216, FOR A PLANNED UNIT DEVELOPMENT OF UP TO 132 DWELLING UNITS, 8,500 SQUARE FEET OF COMMERCIAL SPACE, AND APPROXIMATELY 161 OFF-STREET PARKING SPACES, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT PROPOSED AS AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

NOTE: THE APPLICANT HAS REQUESTED THAT THIS MATTER BE CONTINUED TO JULY 9, 1981.

Passed motion to continue to July 9, 1981.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar

3:30 P.M.

10. 81.240C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 398 QUINT STREET AND 1700 EVANS AVENUE, NORTHWEST CORNER, A PORTION OF LOT 1 IN ASSESSOR'S BLOCK 5227, FOR RENEWAL OF THE APPROVAL PREVIOUSLY GIVEN FOR A LIMITED PERIOD OF TIME TO ALL AUTO DISMANTLERS TO CONTINUE THE EXISTING AUTOMOBILE STORAGE AND WRECKING FACILITY IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.

Approved/Conditions Resolution No. 9030

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar



3:30 P.M. (Cont)

11. EE81.19 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR AUTOMOBILE STORAGE AND WRECKING FACILITY IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT AT 1000 REVERE AVENUE, NORTH SIDE, A THROUGH LOT TO QUESADA AVENUE, AT THE WEST SIDE OF FITCH STREET, LOT 1 IN ASSESSOR'S BLOCK 4764.

Denied/Appeal Resolution No. 9031 Vote 5-1  
Voting no: Commissioner Bierman  
Absent: Commissioner Rosenblatt

12. CU81.6 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1000 REVERE AVENUE, NORTH SIDE, A THROUGH LOT TO QUESADA AVENUE, AT THE WEST SIDE OF FITCH STREET, LOT 1 IN ASSESSOR'S BLOCK 4764, FOR AUTOMOBILE STORAGE AND WRECKING FACILITY, IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

(Continued from the Regular Meeting of June 4, 1981)

Passed motion to continue to August 6, 1981.

Vote 6-0

Absent: Commissioner Rosenblatt

13. CU80.237 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1320 WALLACE AVENUE, NORTHWEST CORNER AT HAWES STREET, LOTS 1, 2, 3, 4 AND 15 IN ASSESSOR'S BLOCK 4827, FOR STORAGE OF INOPERABLE VEHICLES IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

(Continued from the Regular Meeting of May 7, 1981)

Passed motion to continue to July 9, 1981.

Vote 6-0

Absent: Commissioner Rosenblatt

Adjourned: 7:00 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

51  
C55  
#21  
7/9/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
JULY 9, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

JUL 17 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,  
Rosenblatt, Salazar and Sklar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW SITES OF MATTERS SCHEDULED FOR FUTURE CITY  
PLANNING COMMISSION CONSIDERATION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1:30 P.M.

2. R81.1 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN OF A  
PUBLIC PARKING LOT AT THE FORMER LAGUNA HONDA SCHOOL  
PLAY YARD, SIXTH AVENUE BETWEEN IRVING AND JUDAH  
STREETS, LOT 40 IN ASSESSOR'S BLOCK 1761.

Passed motion for a finding of Master Plan conformity.  
Vote 6-0

Absent: Commissioner Salazar

3. 81.193R - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN OF A  
CITY PROPOSAL TO QUITCLAIM INTEREST IN THE NORTHERN  
PERIMETER OF THE HERBERT HOOVER JUNIOR HIGH SCHOOL  
PROPERTY, COMPRISING APPROXIMATELY 3.4 ACRES.

Passed motion for a finding of Master Plan conformity.  
Vote 6-0

Absent: Commissioner Salazar

JULY 9, 1981

1:30 P.M. (Cont)

4. CU80.287 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1320 WALLACE AVENUE, NORTHWEST CORNER AT HAWES STREET, LOTS 1, 2, 3, 4 AND 15 IN ASSESSOR'S BLOCK 4827, FOR STORAGE OF INOPERABLE VEHICLES IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.  
(Continued from the Regular Meeting of July 2, 1981)

Approved/Conditions Resolution No. 9033

Vote 5-0

Absent: Commissioner Salazar

Abstained: Commissioner Rosenblatt

2:00 P.M.

5. EE78.334 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED #1 SANSOME STREET BUILDING, A HIGH-RISE OFFICE TOWER WITH RETAIL AREA, NORTHWEST CORNER OF SANSOME AND SUTTER STREETS, LOTS 3 AND 4 IN ASSESSOR'S BLOCK 289, 40 STORIES HIGH WITH 728,000 SQUARE FEET, REQUIRING DEMOLITION OF THE HOLBROOK BUILDING AT 58 SUTTER STREET AND THE CROCKER BANK BUILDING AT #1 SANSOME STREET, REQUIRING DISCRETIONARY REVIEW.

Passed motion to continue to July 30, 1981.

Vote 6-0

Absent: Commissioner Salazar

6. 81.308D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8101944 FOR THE PROPOSED #1 SANSOME STREET BUILDING, A HIGH-RISE OFFICE TOWER WITH RETAIL AREA, NORTHWEST CORNER OF SANSOME AND SUTTER STREETS, WITH 728,000 SQUARE FEET REQUIRING DEMOLITION OF THE HOLBROOK BUILDING AT 58 SUTTER STREET AND THE CROCKER BUILDING AT #1 SANSOME STREET, LOCATED IN THE C-3-0 (DOWNTOWN OFFICE) DISTRICT.

Passed motion to continue to July 30, 1981.

Vote 6-0

Absent: Commissioner Salazar

JULY 9, 1981

3:00 P.M.

7. EE81.25 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 1155 MARKET STREET, A PROPOSED 11-STORY 144,600 SQUARE-FOOT OFFICE BUILDING IN THE C-3-G (DOWNTOWN GENERAL) DISTRICT AND 240-G HEIGHT AND BULK DISTRICT, ON PROPERTY LOCATED ON THE SOUTH SIDE OF MARKET STREET, BETWEEN 7TH AND 8TH STREETS, LOTS 42A AND 43 IN ASSESSOR'S BLOCK 3702.

Passed motion to continue to August 13, 1981.

Vote 6-0

Absent: Commissioner Salazar

8. 81.310D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8100617 FOR 1155 MARKET STREET, A PROPOSED 11-STORY 144,600 SQUARE-FOOT OFFICE BUILDING IN THE C-3-G (DOWNTOWN GENERAL) DISTRICT AND 240-G HEIGHT AND BULK DISTRICT, ON PROPERTY LOCATED ON THE SOUTH SIDE OF MARKET STREET, BETWEEN 7TH AND 8TH STREETS, LOTS 42A AND 43 IN ASSESSOR'S BLOCK 3702.

Passed motion to continue to August 13, 1981.

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M.

9. 81.241D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104703 FOR THE PROPOSED ADDITION OF APPROXIMATELY 2,200 SQUARE FEET OF SPACE TO THE HONG KONG BANK BUILDING AT 160 SANSOME STREET, THE SOUTHEAST CORNER OF SANSOME AND PINE STREETS, LOT 15 IN ASSESSOR'S BLOCK 267, LOCATED IN THE C-3-0 (DOWNTOWN OFFICE) DISTRICT.

Approved Resolution No. 9034

Vote 6-0

Absent: Commissioner Salazar

10. 81.318D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8005684 FOR SUBSTANTIAL DESIGN REVISIONS FOR 750 BATTERY STREET, LOT 8 IN ASSESSOR'S BLOCK 166, A PROPOSED 7-STORY OFFICE BUILDING, PREVIOUSLY AUTHORIZED BY THE CITY PLANNING COMMISSION ON SEPTEMBER 4, 1980 BY RESOLUTION NO. 8704, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to July 23, 1981.

Vote 7-0

4:00 P.M.

11. 81.200Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2222 - 23RD STREET, BLOCK BOUNDED BY RHODE ISLAND, 24TH, KANSAS AND 23RD STREETS, ALL OF ASSESSOR'S BLOCK 4216, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of July 2, 1981)

Approved Resolution No. 9036 Vote 7-0

12. 81.200C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2222 - 23RD STREET, BLOCK BOUNDED BY RHODE ISLAND, 24TH, KANSAS AND 23RD STREETS, ALL OF ASSESSOR'S BLOCK 4216, FOR A PLANNED UNIT DEVELOPMENT OF UP TO 132 DWELLING UNITS, 8,500 SQUARE FEET OF COMMERCIAL SPACE, AND APPROXIMATELY 161 OFF-STREET PARKING SPACES, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT PROPOSED AS AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of July 2, 1981)

Approved/Conditions Resolution No. 9037  
Vote 7-0

4:30 P.M.

13. CU79.42 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 840 POST STREET, A THROUGH LOT TO 965 SUTTER STREET, LOTS 21 AND 22 IN ASSESSOR'S BLOCK 300, FOR TWO APARTMENT BUILDINGS WITH 165 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT (AN AVERAGE 160 FEET EACH) WITH A COMMUNITY PARKING GARAGE FOR 171 VEHICLES IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.  
(Continued from the Regular Meeting of July 2, 1981)

Approved/Conditions Resolution No. 9038  
Vote 6-1  
Voting no: Commissioner Bierman



4:30 P.M. (Cont)

14. 81.136Q - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1856 POWELL STREET, EAST SIDE BETWEEN FILBERT AND GREENWICH STREETS, LOT 22D IN ASSESSOR'S BLOCK 89, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT. (Continued from the Regular Meeting of July 2, 1981)

Approved/Conditions          Resolution No. 9035

Vote 6-1

Voting no: Commissioner Bierman

Adjourned: 8:20 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.



C55

#21

7/14/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
JULY 16, 1981  
ROOM 282, CITY HALL  
12:00 P.M.

DOCUMENTS DEPT.

JUL 22 1981

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PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,  
Rosenblatt, Salazar and Sklar.

ABSENT: None.

12:00 P.M.

FIELD TRIP - TO VIEW THE SITES OF MATTERS TO BE SCHEDULED FOR  
FUTURE CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:30 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF RESOLUTION OF INTENT TO INITIATE AN  
AMENDMENT TO THE CITY PLANNING CODE TO EXTEND FOR UP TO  
ONE YEAR THE PRESENT EXPIRATION DATE OF OCTOBER 19, 1981  
FOR INTERIM NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS  
ON SACRAMENTO, HAIGHT, FILLMORE, MARKET, CASTRO, VALENCIA,  
24TH NOE AND 24TH MISSION STREETS, AND OTHER MODIFICATIONS  
TO CLARIFY AND REFINER PROCEDURES AND DEFINITIONS CONTAINED  
WITHIN SECTION 242 AND 312 OF THE CITY PLANNING CODE.

Approved: Resolution No. 9039      Vote 6-0  
Absent: Commissioner Salazar

B. Commissioners' Questions and Matters

2:00 P.M.

2. 81.188L - CONSIDERATION OF THE KERSHAW HOUSE AT 845 GUERRERO  
STREET, LOT 51 IN ASSESSOR'S BLOCK 3608, ACTING  
ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION  
ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD  
OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING  
AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF  
THE CITY PLANNING CODE.

Approved: Resolution No. 9040      Vote 6-0  
Absent: Commissioner Salazar

JULY 16, 1981

2:00 P.M. (Cont)

3. LH81.14 - CONSIDERATION OF THE WESTERFELD HOUSE AT 1198 FULTON STREET, LOT 15 IN ASSESSOR'S BLOCK 777, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9041 Vote 6-0  
Absent: Commissioner Salazar

4. LM81.12 - CONSIDERATION OF THE I.M. SCOTT SCHOOL AT 1050 TENNESSEE STREET, LOT 6 IN ASSESSOR'S BLOCK 4107, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to August 20, 1981.  
Vote 6-0  
Absent: Commissioner Salazar

5. LM812.6 - CONSIDERATION OF THE HIGH SCHOOL OF COMMERCE AT 135 VAN NESS AVENUE, LOT 1 IN ASSESSOR'S BLOCK 815, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9042 Vote 5-1  
Voting no: Commissioner Karasick  
Absent: Commissioner Salazar

6. LM81.5 - CONSIDERATION OF THE ST. CHARLES SCHOOL AT 3250 - 18TH STREET, LOT 85 IN ASSESSOR'S BLOCK 3574, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9043 Vote 6-0  
Absent: Commissioner Salazar

2:00 P.M. (Cont)

7. LM81.4 - CONSIDERATION OF THE NOTRE DAME SCHOOL AT 351 DOLORES STREET, LOT 31 IN ASSESSOR'S BLOCK 3567, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to August 20, 1981.

Vote 7-0

3:00 P.M.

8. 81.117Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3378-82 SACRAMENTO STREET AND 354-58 WALNUT STREET, NORTHEAST CORNER, LOT 14 IN ASSESSOR'S BLOCK 1008, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THE MATTER BE CONTINUED.

Passed motion to continue to August 6, 1981.

Vote 7-0

9. 81.253Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 321-29 DIVISADERO STREET, EAST SIDE BETWEEN OAK AND PAGE STREETS, LOT 5 IN ASSESSOR'S BLOCK 1218, FOR 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved Resolution No. 9044 Vote 7-0

3:30 P.M.

10. 81.296Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 690 SECOND STREET, NORTHWEST CORNER AT TOWNSEND STREET, LOT 6 IN ASSESSOR'S BLOCK 3788, FROM A P (PUBLIC USE) TO AN H-2 (HEAVY INDUSTRIAL) DISTRICT. (TO BE RECOMMENDED FOR CONTINUATION TO ALLOW FOR ADEQUATE PUBLIC NOTICE.)

Passed motion to continue to August 6, 1981.

Vote 7-0

11. R80.26 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN OF LEASE OF PUMPING STATION NO. 1 AT SECOND AND TOWNSEND STREETS, FOR SUCH USES AS A RESTAURANT, CLASSICAL ART MOVIE THEATRE. (TO BE RECOMMENDED FOR CONTINUATION IN CONJUNCTION WITH ITEM 10.)

Passed motion to continue to August 6, 1981.

Vote 7-0



4:00 P.M.

12. CU80.168 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 517-523 UNION STREET, SOUTH SIDE AT BANNAM PLACE, LOT 46 IN ASSESSOR'S BLOCK 116, GARMENT SHOP, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of June 18, 1981)

Passed motion to continue to July 30, 1981.  
Vote 7-0

13. Consent Calendar (Continued from June 18, 1981)

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS

- CU80.149 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1464 WASHINGTON STREET, NORTH SIDE BETWEEN HYDE AND LEAVENWORTH STREETS, LOT 12 IN ASSESSOR'S BLOCK 187, LEE STEAM LAUNDRY, IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9045      Vote 7-0

- CU80.12 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 450 GREEN STREET, NORTHWEST CORNER AT VARENNES STREET BETWEEN KEARNY STREET AND GRANT AVENUE, LOT 16 IN ASSESSOR'S BLOCK 115, GARMENT SEWING SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to September 10, 1981.  
Vote 7-0

- CU80.173 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2904 OCTAVIA STREET, EAST LINE BETWEEN FILBERT AND GREENWICH STREETS, LOT 15A IN ASSESSOR'S BLOCK 520, PRINT SHOP, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9046      Vote 7-0

TO BE RECOMMENDED FOR CONTINUATION TO JULY 30, 1981

- CU80.150 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1555 WASHINGTON STREET, SOUTH SIDE BETWEEN LARKIN AND HYDE STREETS, LOT 23 IN ASSESSOR'S BLOCK 217, GARMENT SHOP, IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to September 10, 1981.  
Vote 7-0

4:00 P.M. (Cont)

13. Consent Calendar (Cont)

TO BE RECOMMENDED FOR CONTINUATION TO JULY 30, 1981 (Cont)

CU80.92 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1501-1515 MASON STREET, NORTHWEST CORNER AT BROADWAY STREET, LOT 8 IN ASSESSOR'S BLOCK 149, GARMENT MANUFACTURING, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion to continue to September 10, 1981.

Vote 7-0

4:30 P.M.

14. Consent Calendar - A PUBLIC HEARING ON THE FOLLOWING REQUESTS FOR CONDITIONAL USE WAS CONDUCTED BY THE ZONING ADMINISTRATOR AND CLOSED ON JUNE 3, 1981.

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS

CU80.154 - 1212 SILVER AVENUE, SOUTHEAST CORNER AT BOWDOIN STREET, LOT 31 IN ASSESSOR'S BLOCK 5918, SHARPENING SERVICE, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions                      Resolution No. 9047                      Vote 7-0

CU80.121 - 285-295 NAPLES STREET, EAST CORNER AT EXCELSIOR AVENUE, LOTS 24 AND 25 IN ASSESSOR'S BLOCK 6007, BOTTLING PLANT OPERATION, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions Modified                      Resolution No. 9058  
Vote 7-0

CU80.222 - 291 - 30TH STREET, SOUTH LINE BETWEEN CHENERY AND CHURCH STREETS, LOT 49 IN ASSESSOR'S BLOCK 6656, BAR OPEN AFTER 10:00 p.m., IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions                      Resolution No. 9048                      Vote 7-0

81.144C - 1093 PINE STREET, SOUTHEAST CORNER AT PINE AND JONES STREETS, LOT 7C IN ASSESSOR'S BLOCK 275, BAR OPEN AFTER 10:00 P.M., IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.

Approved/Conditions                      Resolution No. 9049                      Vote 7-0

4:30 P.M. (Cont)

14. Consent Calendar (Cont)TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS (Cont)

CU80.80 - 325 WAYLAND STREET, SOUTH SIDE BETWEEN GOETTINGEN AND BRUSSELS STREETS, LOT 11 IN ASSESSOR'S BLOCK 6051, SHEET METAL SHOP, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9050      Vote 7-0

CU80.132 - 511 VIENNA STREET, EAST LINE BETWEEN PERSIA AND RUSSIA STREETS, LOT 40 IN ASSESSOR'S BLOCK 6091, ROOFING CONTRACTOR, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9051      Vote 7-0

CU80.122 - 101 RANDALL STREET, SOUTHWEST CORNER AT CHENERY STREET, LOT 1 IN ASSESSOR'S BLOCK 6663, GENERAL CONTRACTOR, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9052      Vote 7-0

CU80.86 - 228 MONTEREY BOULEVARD, NORTH LINE BETWEEN BADEN AND CONGO STREETS, LOT 11 IN ASSESSOR'S BLOCK 6770, GLAZING CONTRACTOR, IN AN RH-2 (TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9053      Vote 7-0

CU80.160 - 524 HOLLOWAY AVENUE, NORTH LINE BETWEEN CAPITOL AND MIRAMAR AVENUES, LOT 21 IN ASSESSOR'S BLOCK 6937, GLAZING CONTRACTOR, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9054      Vote 7-0

CU80.162 - 1886 McALLISTER STREET, NORTHEAST CORNER AT LYON STREET, LOT 22 IN ASSESSOR'S BLOCK 1158, BAR OPEN AFTER 10:00 P.M., IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9055      Vote 7-0

4:30 P.M. (Cont)

14. Consent Calendar (Cont)

TO BE RECOMMENDED FOR DISAPPROVAL

CU80.57 - 1685-87 MCKINNON AVENUE AND 1215 NEWHALL STREET, LOT 16 IN ASSESSOR'S BLOCK 5306, USED PLUMBING HARDWARE AND APPLIANCE DEALER (INCLUDING OPEN STORAGE), IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to October 15, 1981.

Vote 6-1

Voting no: Commissioner Kelleher

CU80.125 - 1195 QUESADA AVENUE, SOUTH CORNER AT HAWES STREET, LOT 42 IN ASSESSOR'S BLOCK 4763, AUTO REPAIR GARAGE, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Passed motion to continue to August 20, 1981.

Vote 7-0

CU80.227 - 1501 REVERE AVENUE, SOUTHWEST CORNER AT KEITH STREET, LOT 1 IN ASSESSOR'S BLOCK 5341, LIQUOR STORE OPEN AFTER 10:00 P.M., IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Disapproved Resolution No. 9059 Vote 7-0

CU80.189 - 3284 SAN BRUNO AVENUE, NORTHWEST CORNER AT ORDWAY STREET, LOT 10 IN ASSESSOR'S BLOCK 6157, AUTO REPAIR SHOP, IN AN RH-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to August 27, 1981.

Vote 7-0

CU80.17 - 2350, 2360, 2364 SAN BRUNO AVENUE AND 2 TO 18 HALE STREET, WEST CORNER, LOTS 2 AND 3 IN ASSESSOR'S BLOCK 5880, SHEET METAL SHOP, CONTRACTOR'S OFFICE AND DELIVERY TRUCK DEPOT, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to August 27, 1981.

Vote 7-0



4:30 P.M. (Cont)

14. Consent Calendar (Cont)

TO BE RECOMMENDED FOR DISAPPROVAL (Cont)

CU80.135 - 632-636 PERSIA AVENUE, SOUTH LINE BETWEEN NAPLES AND VIENNA STREETS, LOT 2 IN ASSESSOR'S BLOCK 6090, UNDETERMINED USE, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Disapproved Resolution No. 9056 Vote 7-0

CU80.157 - 98 CHENERY STREET, NORTHWEST CORNER AT RANDALL STREET, LOT 19 IN ASSESSOR'S BLOCK 6656, PRESENTLY VACANT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Disapproved Resolution No. 9057 Vote 7-0

TO BE RECOMMENDED FOR CONTINUATION TO JULY 30, 1981

CU80.134 - 1539 - 18TH STREET, SOUTHEAST CORNER AT ARKANSAS STREET, LOT 31 IN ASSESSOR'S BLOCK 4035, SILKSCREEN OPERATION, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to July 30, 1981.  
Vote 7-0

CU80.155 - 301 PENNSYLVANIA AVENUE, SOUTHEAST CORNER AT 18TH STREET, LOT 27 IN ASSESSOR'S BLOCK 4040, AMBULANCE SERVICE, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to July 30, 1981.  
Vote 7-0

CU80.116 - 393 - 30TH STREET, SOUTH LINE BETWEEN SANCHEZ AND WHITNEY STREETS, LOT 55 IN ASSESSOR'S BLOCK 6654, PLUMBING CONTRACTOR, IN AN RH-2 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to July 30, 1981.  
Vote 7-0

WITHDRAWN APPLICATIONS

CU80.30 - 2340 SAN BRUNO AVENUE, SOUTHWEST CORNER AT SWEENEY STREET, LOT 20 IN ASSESSOR'S BLOCK 5080, BOOK BINDING SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

NOTE: NO ACTION REQUIRED.



4:30 P.M. (Cont)

14. Consent Calendar (Cont)

WITHDRAWN APPLICATIONS (Cont)

CU80.187 - 798 MONTEREY BOULEVARD, NORTHEAST CORNER AT RIDGEWOOD AVENUE, LOT 26 IN ASSESSOR'S BLOCK 3095, AUTO REPAIR SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

NOTE: NO ACTION REQUIRED.

5:00 P.M.

15. R79.41B - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR THE SALE OF PROPERTY AT SOUTHWEST CORNER AT WASHINGTON AND MONTGOMERY STREETS, LOT 25 IN ASSESSOR'S BLOCK 208.

Passed motion to de-designate Lot 25 in Assessor's Block 208 from the 1978-79 Open Space Acquisition and Park Renovation Program Addendum.  
Vote 7-0

Passed motion to find Master Plan conformity.  
Vote 7-0

16. 81.251D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104505 FOR THE INTERIOR ALTERATION OF THE TWO-STORY BUILDING AT 936 MONTGOMERY STREET BETWEEN BROADWAY STREET AND PACIFIC AVENUE, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 164, AND THE ADDITION OF TWO FLOORS FOR OFFICE USE, TOTALING APPROXIMATELY 21,500 GROSS SQUARE FEET, WITH NO ON-SITE PARKING PROVIDED, IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT.  
(Continued from the Regular Meeting of June 25, 1981)

Approved/Conditions Resolution No. 9060  
Vote 7-0

17. R81.2 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR VACATION OF A PORTION OF BARTOL STREET, SOUTH OF BROADWAY STREET, TO VEHICULAR TRAFFIC.

Passed motion to find Master Plan conformity.  
Vote 7-0

5:00 P.M. (Cont)

18. CU80.37 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT EAST SIDE OF POLK STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501, FOR 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of June 11, 1981)

Passed motion of intent to approve and closed the public hearing and passed motion to continue to August 6, 1981.

Vote 6-1

Voting no: Commissioner Bierman

5:30 P.M.

19. 81.208D - 16 NAPIER LANE, LOT 8 IN ASSESSOR'S BLOCK 85; CONSIDERATION OF A REQUEST FOR DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103131 FOR A 2-UNIT DWELLING.

Passed motion to take Discretionary Review.

Vote 6-1

Voting no: Commissioner Nakashima

20. 81.208D - 16 NAPIER LANE, LOT 8 IN ASSESSOR'S BLOCK 85; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103131 FOR A 2-UNIT BUILDING.

Approved Resolution No. 9061

Vote 6-1

Voting no: Commissioner Bierman

Adjourned: 11:20 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

JUL 24 1981

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
SPECIAL JOINT MEETING  
WITH  
THE SAN FRANCISCO REDEVELOPMENT AGENCY  
HELD  
TUESDAY  
JULY 21, 1981  
939 ELLIS STREET  
4:00 P.M.

PRESENT: Commissioners Bierman, Kelleher, Klein, Rosenblatt  
and Salazar.

ABSENT: Commissioners Nakashima and Sklar.

4:00 P.M.

1. EE81.27 - JOINT PUBLIC MEETING OF THE SAN FRANCISCO CITY  
PLANNING COMMISSION AND THE SAN FRANCISCO  
REDEVELOPMENT AGENCY TO CONSIDER THE CERTIFICATION  
OF THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT  
REPORT FOR PROPOSED LAND USE CHANGES IN THE YERBA  
BUENA CENTER (YBC) REDEVELOPMENT AREA; PROPOSED  
CHANGES IN YBC CENTRAL BLOCK 1 TO PROVIDE 1,500  
ADDITIONAL HOTEL ROOMS, 500 MARKET-RATE DWELLING  
UNITS, 500,000 SQUARE FEET OF OFFICE SPACE AND  
80,000 SQUARE FEET OF RETAIL-COMMERCIAL SPACE;  
AND IN YBC SOUTHERN BLOCK 4 TO PROVIDE A PRIVATE  
HIGH SCHOOL FOR ABOUT 200 STUDENTS.

Approved Resolution No. 9062 Vote 5-0  
Absent: Commissioners Nakashima and Sklar

Adjourned: 4:55 p.m.

NOTE: FOR INFORMATION RELATED TO THE ABOVE  
MATTER, PLEASE CALL EDWARD MICHAEL, ACTING  
SECRETARY, CITY PLANNING COMMISSION, OR  
MS. BARBARA SAHM, OFFICE OF ENVIRONMENTAL  
REVIEW, AT 558-3118.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
JULY 30, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS  
AUG 0 1981  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Kelleher, Klein, Nakashima,  
Rosenblatt, Salazar and Wortman.

ABSENT: None.

11:30 A.M.

FIELD TRIP - TO VIEW THE SITES OF MATTERS TO BE SCHEDULED FOR  
FUTURE CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

1. STATUS REPORT ON PREPARATION OF THE ENERGY ELEMENT  
OF THE COMPREHENSIVE PLAN AND RELATED WORK OF THE  
CITIZENS ENERGY POLICY ADVISORY COMMITTEE.

Presentation completed - No Action required.

2. CONSIDERATION OF RESOLUTION AUTHORIZING THE DIRECTOR  
OF PLANNING TO ENTER INTO A PERSONAL SERVICES CONTRACT  
WITH PATRICE FAMBRINI IN AN AMOUNT NOT TO EXCEED  
\$3,000, TO BE PAID OUT OF 302(a) GRANT FUNDS TO COMPLETE  
A DRAFT OF PRELIMINARY RECOMMENDATIONS FOR AMENDMENTS  
TO THE PLANNING CODE RELATING TO NEIGHBORHOOD COMMERCIAL  
DISTRICTS.

Approved Resolution No. 9063 Vote 7-0

3. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR  
OF PLANNING TO APPLY FOR, ACCEPT AND EXPEND GRANT  
FUNDS IN THE AMOUNT OF \$36,517 FROM THE ECONOMIC  
DEVELOPMENT ADMINISTRATION FOR ECONOMIC DEVELOPMENT  
PLANNING ACTIVITIES.

Approved Resolution No. 9064 Vote 7-0

B. Commissioners' Questions and Matters



1:30 P.M.

2. INFORMATIONAL PRESENTATION, BY THE SAN FRANCISCO PLANNING AND URBAN RESEARCH ASSOCIATION, OF THE SOUTH OF MARKET STREET PLAN.

Presentation completed - No Action required.

3. 81.100C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2271 FULTON STREET, SOUTH SIDE BETWEEN STANYAN AND SHRADER STREETS, LOT 24 IN ASSESSOR'S BLOCK 1191, TO PERMIT GROUP HOUSING IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of June 25, 1981)

NOTE: IT IS EXPECTED THAT THIS MATTER WILL BE CONTINUED TO A LATER DATE.

Passed motion to continue to October 22, 1981.  
Vote 7-0

4. DR80.33 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8006346 AT 600 SUTTER STREET, LOT 4 IN ASSESSOR'S BLOCK 283; PROPOSAL FOR THE ADDITION OF FOUR STORIES TO AN EXISTING BUILDING IN THE DOWNTOWN DISCRETIONARY REVIEW AREA.

Passed motion to continue to August 6, 1981.  
Vote 7-0

2:00 P.M.

5. 81.109Q - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 1644 TAYLOR STREET, EAST SIDE BETWEEN BROADWAY AND VALLEJO STREETS, LOT 21 IN ASSESSOR'S BLOCK 149, FOR 17-UNIT CONDOMINIUM CONVERSION SUBDIVISION, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Disapproved                      Resolution No. 9079                      Vote 7-0

6. 81.349D - 3937-3939 SACRAMENTO STREET, SOUTH SIDE, WEST OF CHERRY STREET, LOT 44 IN ASSESSOR'S BLOCK 1015; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8102363 FOR A 3-FLOOR OVER PARKING 2-UNIT BUILDING.  
(Continued from the Regular Meeting of July 23, 1981)

Passed motion to take Discretionary Review.  
Vote 7-0

2:00 P.M. (Cont)

7. 81.349D - 3937-3939 SACRAMENTO STREET, SOUTH SIDE, WEST OF CHERRY STREET, LOT 4 IN ASSESSOR'S BLOCK 1015; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8102363 FOR A 3-FLOOR OVER PARKING 2-UNIT BUILDING.  
(Continued from the Regular Meeting of July 23, 1981)

Passed motion to continue to August 13, 1981.  
Vote 7-0

3:00 P.M.

8. CU80.168 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 517-523 UNION STREET, SOUTH SIDE AT BANNAM PLACE, LOT 46 IN ASSESSOR'S BLOCK 116, GARMENT SHOP IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of June 18, 1981)

Passed motion to continue to August 6, 1981.  
Vote 6-1  
Voting no: Commissioner Klein

9. Consent Calendar (Continued from the Regular Meeting of July 16, 1981)

- CU80.134 - 1539 - 18TH STREET, SOUTHEAST CORNER AT ARKANSAS STREET, LOT 31 IN ASSESSOR'S BLOCK 4035, SILKSCREEN NOVELTY DISTRIBUTORS, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(To be recommended for Disapproval)

Passed motion of intent to approve and to continue to August 6, 1981.  
Vote 7-0

- CU80.155 - 301 PENNSYLVANIA AVENUE, SOUTHEAST CORNER AT 18TH STREET, LOT 27 IN ASSESSOR'S BLOCK 4040, AMBULANCE SERVICE, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(To be recommended for Disapproval)

Disapproved Resolution No. 9065 Vote 7-0

- CU80.116 - 393 - 30TH STREET, SOUTH LINE BETWEEN SANCHEZ AND WHITNEY STREETS, LOT 55 IN ASSESSOR'S BLOCK 6654, PLUMBING CONTRACTOR, IN AN RH-2 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.  
(To be continued to August 20, 1981)

Passed motion to continue to August 20, 1981.  
Vote 7-0

3:00 P.M. (Cont)

10. Consent Calendar - A PUBLIC HEARING ON THE FOLLOWING REQUESTS FOR CONDITIONAL USE WAS CONDUCTED BY THE ZONING ADMINISTRATOR AND CLOSED ON JULY 1, 1981.

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS

- CU80.98 - 2512 - 25TH STREET, NORTH SIDE BETWEEN VERMONT STREET AND SAN BRUNO AVENUE, LOT 10 IN ASSESSOR'S BLOCK 4262, SHEETMETAL SHOP, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9066      Vote 7-0

- CU80.110 - 1480 ALABAMA STREET, NORTHWEST CORNER AT ARMY STREET, LOT 10 IN ASSESSOR'S BLOCK 4338, BAR OPEN AFTER 10:00 P.M., IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9067      Vote 7-0

- CU80.39 - 2773 FOLSOM STREET, EAST SIDE BETWEEN 23RD AND 24TH STREETS, LOT 27 IN ASSESSOR'S BLOCK 3640, BOILER AND WELDING PLANT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9068      Vote 7-0

- CU80.131 - 2857 - 22ND STREET, SOUTH SIDE BETWEEN HARRISON AND ALABAMA STREETS, LOT 1A IN ASSESSOR'S BLOCK 4148, PLUMBING CONTRACTOR, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9080      Vote 7-0

- CU80.139 - 2601 HARRISON STREET, SOUTHEAST CORNER AT 22ND STREET, LOT 29 IN ASSESSOR'S BLOCK 4148, SPRINKLER CONTRACTING FIRM, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9069      Vote 7-0

- CU80.177 - 1001 ALABAMA STREET, SOUTHEAST CORNER OF ALABAMA AND 22ND STREETS, LOT 33 IN ASSESSOR'S BLOCK 4149, CABINET SHOP, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9070      Vote 7-0

- CU80.194 - 2701 - 22ND STREET, SOUTHWEST CORNER AT YORK STREET, LOT 1 IN ASSESSOR'S BLOCK 4151, WHOLESALE DELICATESSEN DISTRIBUTORS, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9071      Vote 7-0

3:00 P.M. (Cont)10. Consent Calendar (Cont)TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS (Cont)

CU80.106 - 3049 - 20TH STREET, SOUTHEAST CORNER AT ALABAMA STREET,  
LOT 33 IN ASSESSOR'S BLOCK 4085, BAR OPEN AFTER  
10:00 P.M., IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY)  
DISTRICT.

Approved/Conditions      Resolution No. 9072      Vote 7-0

CU80.133 - 930 ALABAMA STREET, WEST SIDE BETWEEN 21ST AND 22ND  
STREETS, LOT 11 IN ASSESSOR'S BLOCK 4147, ELECTRIC  
MOTOR REPAIR SERVICE, IN AN RH-2 (HOUSE, TWO-FAMILY)  
DISTRICT.

Approved/Conditions      Resolution No. 9073      Vote 7-0

CU80.104 - 2730 - 21ST STREET, NORTHEAST CORNER AT BRYANT STREET,  
LOT 24 IN ASSESSOR'S BLOCK 4087, BAR OPEN AFTER  
10:00 P.M., IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY)  
DISTRICT.

Approved/Conditions      Resolution No. 9074      Vote 7-0

CU80.111 - 2253 BRYANT STREET, EAST SIDE BETWEEN 20TH AND 21ST  
STREETS, LOT 31 IN ASSESSOR'S BLOCK 4087, CONCRETE  
PUMPING SERVICE, IN AN RM-1 (MIXED RESIDENTIAL, LOW  
DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9075      Vote 7-0

CU80.127 - 3618 - 17TH STREET, NORTHWEST CORNER AT DOLORES STREET,  
LOT 10 IN ASSESSOR'S BLOCK 3566, UPHOLSTERY SHOP, IN  
AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9076      Vote 7-0

TO BE RECOMMENDED FOR DISAPPROVAL

CU80.72 - 3524 - 19TH STREET, BETWEEN LAPIDGE AND VALENCIA STREETS,  
LOT 17 IN ASSESSOR'S BLOCK 4086, WOODWORKING SHOP, IN  
AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Disapproved      Resolution No. 9077      Vote 7-0



3:00 P.M. (Cont)

10. Consent Calendar (Cont)

TO BE RECOMMENDED FOR DISAPPROVAL (Cont)

CU80.167 - 811<sup>1</sup>/<sub>2</sub> AND 811 TREAT AVENUE, EAST SIDE BETWEEN 21ST AND 22ND STREETS, LOT 53 IN ASSESSOR'S BLOCK 3613, CABINET SHOP, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Disapproved

Resolution No. 9078

Vote 7-0

TO BE CONTINUED TO AUGUST 20, 1981

CU80.163 - 1384 SAN BRUNO AVENUE, WEST SIDE BETWEEN 24TH AND 25TH STREETS, LOT 8A IN ASSESSOR'S BLOCK 4263, PLUMBING AND HEATING CONTRACTOR, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to August 20, 1981.

Vote 7-0

CU80.180 - 2700 BRYANT STREET, SOUTHWEST CORNER AT 25TH STREET, LOT 1 IN ASSESSOR'S BLOCK 4273, SHEETMETAL CONTRACTOR, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to August 20, 1981

Vote 7-0

CU80.185 - 861 FLORIDA STREET, EAST SIDE BETWEEN 20TH AND 21ST STREETS, LOT 21 IN ASSESSOR'S BLOCK 4086, WOODWORKING SHOP, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to August 20, 1981.

Vote 7-0

TO BE CONTINUED TO AUGUST 27, 1981

CU80.65 - 1100 POTRERO AVENUE, SOUTHWEST CORNER AT 23RD STREET, LOT 1 IN ASSESSOR'S BLOCK 4211, AUTOMOBILE SERVICE STATION, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to August 27, 1981.

Vote 7-0

CU80.77 - 2801-2823 - 23RD STREET, SOUTHWEST CORNER OF 23RD AND YORK STREETS, LOT 38 IN ASSESSOR'S BLOCK 4209, ELEVATOR CONTRACTOR AND IRON WORKS, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to August 27, 1981.

Vote 7-0



3:00 P.M. (Cont)

10. Consent Calendar (Cont)

TO BE CONTINUED TO AUGUST 27, 1981 (Cont)

CU80.156 - 2501 TO 2507 BRYANT STREET, SOUTHEAST CORNER AT 23RD STREET, LOT 33 IN ASSESSOR'S BLOCK 4209, IRON WORKS AND CABINET SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to August 27, 1981.  
Vote 7-0

CU80.62 - 998 POTRERO AVENUE, SOUTHWEST CORNER AT 22ND STREET, LOT 18 IN ASSESSOR'S BLOCK 4142, AUTOMOBILE SERVICE STATION, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to August 27, 1981.  
Vote 7-0

CU80.166 - 733 TREAT AVENUE, EAST SIDE BETWEEN 20TH AND 21ST STREETS, LOT 64 IN ASSESSOR'S BLOCK 3612, REFRIGERATION SERVICE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to August 27, 1981.  
Vote 7-0

CU80.115 - 2650 - 21ST STREET, NORTHWEST CORNER AT HAMPSHIRE STREET, LOT 14 IN ASSESSOR'S BLOCK 4088, CONTRACTOR (DOTTERWEICH), IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to August 27, 1981.  
Vote 7-0

4:00 P.M.

11. 81.125Q - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 45-95 ORA WAY (GOLDMINE HILLS APARTMENTS), EAST AND WEST SIDES, NORTH OF TOPAZ WAY, LOT 101 IN ASSESSOR'S BLOCK 7530 AND LOT 102 IN ASSESSOR'S BLOCK 7531, FOR 204-UNIT CONDOMINIUM CONVERSION SUBDIVISION, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9081  
Vote 4-2

Voting no: Commissioners Bierman and Kelleher  
Abstained: Commissioner Nakashima

4:00 P.M. (Cont)

12. EE78.334 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED #1 SANSOME STREET BUILDING; A HIGH-RISE OFFICE TOWER WITH RETAIL AREA, NORTHWEST CORNER OF SANSOME AND SUTTER STREETS, LOTS 3 AND 4 IN ASSESSOR'S BLOCK 289, 40 STORIES HIGH WITH 728,000 SQUARE FEET, REQUIRING DEMOLITION OF THE HOLBROOK BUILDING AT 58 SUTTER STREET AND THE CROCKER BANK BUILDING AT #1 SANSOME STREET, REQUIRING DISCRETIONARY REVIEW.  
(Continued from the Regular Meeting of July 9, 1981)

NOTE: THE MATTER WILL BE CONTINUED TO AUGUST 6, 1981.

Passed motion to continue to August 6, 1981.  
Vote 7-0

13. 81.308D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8101944 FOR THE PROPOSED #1 SANSOME STREET BUILDING; A HIGH-RISE OFFICE TOWER WITH RETAIL AREA, NORTHWEST CORNER OF SANSOME AND SUTTER STREETS, WITH 728,000 SQUARE FEET, REQUIRING DEMOLITION OF THE HOLBROOK BUILDING AT 58 SUTTER STREET AND THE CROCKER BUILDING AT #1 SANSOME STREET, LOCATED IN THE C-3-0 (DOWNTOWN OFFICE) DISTRICT.  
(Continued from the Regular Meeting of July 9, 1981)

NOTE: THE MATTER WILL BE CONTINUED TO AUGUST 6, 1981.

Passed motion to continue to August 6, 1981.  
Vote 7-0

Adjourned: 7:20 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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8/6/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
AUGUST 6, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,  
Rosenblatt, Salazar and Sklar.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

EXECUTIVE PARK: CHANGES IN THE MASTER PLAN WITH RESPECT  
TO PARKING AND OPEN SPACE.

Informational presentation - No Action required.

B. Commissioners' Questions and Matters

1:30 P.M.

2. CU80.37 - CONSIDERATION OF FINAL RESOLUTION OF CONDITIONAL USE  
AT EAST SIDE OF POLK STREET, NORTHEAST CORNER AT  
GREENWICH STREET, LOT 18 IN ASSESSOR'S BLOCK 501,  
FOR 28 DWELLING UNITS EXCEEDING 40 FEET IN HEIGHT,  
IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY)  
DISTRICT.  
(Continued from the Regular Meeting of July 16, 1981)

NOTE: PUBLIC HEARING CLOSED.

Approved/Conditions Resolution No. 9082  
Vote 6-1  
Voting no: Commissioner Bierman

3. DR80.33 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION  
NO. 8006346 AT 600 SUTTER STREET, LOT 4 IN ASSESSOR'S  
BLOCK 283; PROPOSAL FOR THE ADDITION OF FOUR STORIES  
TO AN EXISTING BUILDING IN THE DOWNTOWN INTERIM  
SPECIAL REVIEW AREA, IN A C-3-G (DOWNTOWN GENERAL  
COMMERCIAL) DISTRICT.  
(Continued from the Regular Meeting of July 30, 1981)

Approved/Conditions Resolution No. 9083  
Vote 7-0

1:30 P.M. (Cont)

4. EE78.334 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED #1 SANSOME STREET BUILDING; HIGH-RISE OFFICE TOWER WITH RETAIL AREA, NORTHWEST CORNER OF SANSOME AND SUTTER STREETS, LOTS 3 AND 4 IN ASSESSOR'S BLOCK 289, 40 STORIES HIGH WITH 728,000 SQUARE FEET, REQUIRING DEMOLITION OF THE HOLBROOK BUILDING AT 58 SUTTER STREET AND THE CROCKER BANK BUILDING AT #1 SANSOME STREET, REQUIRING DISCRETIONARY REVIEW, IN THE C-3-0 (DOWNTOWN OFFICE) DISTRICT.  
(Continued from the Regular Meeting of July 30, 1981)

Approved/Certification      Resolution No. 9084  
Vote 7-0

5. 81.308D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8101944 FOR THE PROPOSED #1 SANSOME STREET BUILDING, A HIGH-RISE OFFICE TOWER WITH RETAIL AREA, NORTHWEST CORNER OF SANSOME AND SUTTER STREETS WITH 728,000 SQUARE FEET, REQUIRING DEMOLITION OF THE HOLBROOK BUILDING AT 58 SUTTER STREET AND THE CROCKER BUILDING AT #1 SANSOME STREET IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA, IN THE C-3-0 (DOWNTOWN OFFICE) DISTRICT.  
(Continued from the Regular Meeting of July 30, 1981)

Approved/Conditions      Resolution No. 9085  
Vote 5-2  
Voting no: Commissioners Karasick and Kelleher

2:30 P.M.

6. CU80.134 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1539 - 18TH STREET, SOUTHEAST CORNER AT ARKANSAS STREET, LOT 31 IN ASSESSOR'S BLOCK 4035, SILKSCREEN NOVELTY DISTRIBUTORS, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of July 30, 1981)

Approved/Conditions      Resolution No. 9087  
Vote 7-0

2:30 P.M. (Cont)

7. CU81.3 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON MORAGA STREET, SOUTH SIDE BETWEEN 7TH AND 8TH AVENUE, LOTS 15A AND 16 IN ASSESSOR'S BLOCK 2042, FOR A BUILDING CONTAINING FOUR DWELLING UNITS ON TWO LOTS WITH A TOTAL OF 5,000 SQUARE FEET, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of May 21, 1981)

NOTE: THIS MATTER IS PROPOSED FOR FURTHER CONTINUATION.

Passed motion to continue indefinitely.  
Vote 7-0

8. 81.318D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8005684 FOR SUBSTANTIAL DESIGN REVISIONS FOR 750 BATTERY STREET, LOT 8 IN ASSESSOR'S BLOCK 166, A PROPOSED 7-STORY OFFICE BUILDING, PREVIOUSLY AUTHORIZED BY THE CITY PLANNING COMMISSION ON SEPTEMBER 4, 1980 BY RESOLUTION NO. 8704, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of July 23, 1981)

NOTE: THE APPLICANT HAS REQUESTED THAT THIS MATTER BE CONTINUED TO AUGUST 13, 1981.

Passed motion to continue to August 20, 1981.  
Vote 7-0

9. 81.395D - 600-610-620 DUNCAN STREET, NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10, 11 AND 12 IN ASSESSOR'S BLOCK 6589; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8104400, 8104401 AND 8104402, FOR THREE 2-UNIT DWELLINGS, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT, EACH HAVING 4 FLOORS TOTALING FROM 3,150 TO 3,500 SQUARE FEET OF LIVABLE FLOOR AREA PLUS 2 PARKING SPACES; PREVIOUS PLANS DISAPPROVED BY THE COMMISSION UNDER DR80.19.

Passed motion to continue to August 20, 1981.  
Vote 7-0



2:30 P.M. (Cont)

10. 81.395D - 600-610-620 DUNCAN STREET, NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10, 11 AND 12 IN ASSESSOR'S BLOCK 6589; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8104400, 8104401 AND 8104402, FOR THREE 2-UNIT DWELLINGS, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT, EACH HAVING 4 FLOORS TOTALING FROM 3,150 TO 3,500 SQUARE FEET OF LIVABLE FLOOR AREA PLUS 2 PARKING SPACES; PREVIOUS PLANS DISAPPROVED BY THE COMMISSION UNDER DR80.19.

Passed motion to continue to August 20, 1981.

Vote 7-0

11. CU81.6 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1000 REVERE AVENUE, NORTH SIDE, A THROUGH LOT TO QUESADA AVENUE AT THE WEST LINE OF FITCH STREET, LOT 1 IN ASSESSOR'S BLOCK 4764, FOR AUTOMOBILE STORAGE AND WRECKING FACILITY, IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.  
(Continued from the Regular Meeting of June 4, 1981)

Application withdrawn - No Action required.

3:00 P.M.

12. 81.157Q - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 845 PINE STREET, SOUTH SIDE BETWEEN MASON AND POWELL STREETS, LOT 1E IN ASSESSOR'S BLOCK 273, FOR 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.

NOTE: APPLICANT HAS WITHDRAWN THIS APPLICATION.

Application withdrawn - No Action required.

13. 81.389D - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8101568 FOR DUPLEX BUILDING AT THE NORTHWEST CORNER OF MARKET AND CLAYTON STREETS, LOT 43 IN ASSESSOR'S BLOCK 2704; PROPOSAL TO CONSTRUCT 2-UNIT, 2,609 SQUARE-FOOT RESIDENCE, ON 1,387 SQUARE-FOOT VACANT LOT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to August 13, 1981.

Vote 7-0

3:00 P.M. (Cont)

14. 81.389D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8101568 FOR DUPLEX BUILDING AT THE NORTHWEST CORNER OF MARKET AND CLAYTON STREETS, LOT 43 IN ASSESSOR'S BLOCK 2704; PROPOSAL TO CONSTRUCT 2-UNIT, 2,609 SQUARE-FOOT RESIDENCE ON 1,387 SQUARE-FOOT VACANT LOT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to August 13, 1981.  
Vote 7-0

3:30 P.M.

15. 81.296Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 690 SECOND STREET, NORTHWEST CORNER AT TOWNSEND STREET, LOT 6 IN ASSESSOR'S BLOCK 3788, FROM A P (PUBLIC USE) TO AN M-2 (HEAVY INDUSTRIAL) DISTRICT.

NOTE: THIS MATTER WILL BE CONTINUED TO THE MEETING OF AUGUST 13, 1981.

Passed motion to continue to August 13, 1981.  
Vote 7-0

16. R80.26 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN OF LEASE OF PUMPING STATION NO. 1 AT SECOND AND TOWNSEND STREETS, FOR SUCH CASES AS A RESTAURANT, CLASSICAL ART MOVIE THEATRE, IN A P (PUBLIC USE) DISTRICT.  
(Continued from the Regular Meeting of July 16, 1981)

NOTE: THIS MATTER WILL BE CONTINUED TO THE MEETING OF AUGUST 13, 1981.

Passed motion to continue to August 13, 1981.  
Vote 7-0

17. 81.117Q - REVIEW FOR CONSISTENCY WITH MASTER PLAN AT 3378-82 SACRAMENTO STREET AND 354-58 WALNUT STREET, NORTHEAST CORNER, LOT 14 IN ASSESSOR'S BLOCK 1008, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of July 16, 1981)

Approved/Conditions                      Resolution No. 9086  
Vote 6-1  
Voting no: Commissioner Bierman

3:30 P.M. (Cont)

18. CU80.168 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 517-523 UNION STREET, SOUTH SIDE AT BANNAM PLACE, LOT 46 IN ASSESSOR'S BLOCK 116, GARMENT SHOP, IN BASEMENT ONLY, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of July 30, 1981)

Passed motion directing the Zoning Administrator to determine the validity of the Conditional Use Application and to return the matter to the Commission in the month of September if necessary.  
Vote 7-0

Adjourned: 11:45 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF  
C55  
#21  
8/13/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
AUGUST 13, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

1981

PRESENT: Commissioners Bierman, Klein, Matsumura, Nakashima,  
Rosenblatt, Salazar and Wortman.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION URGING THE SAN FRANCISCO  
BOARD OF SUPERVISORS TO ACCEPT, FROM HAROLD RICE OF  
SAN FRANCISCO ON BEHALF OF THE DEPARTMENT OF CITY PLANNING,  
THE GIFT OF AN OLYMPIA 6020 TEXT SYSTEM VALUED IN THE  
AMOUNT OF \$8,602.12.

Approved Resolution No. 9088 Vote 7-0

B. Commissioners' Questions and Matters

1:15 P.M.

2. PRESENTATION OF CHINATOWN PUBLIC IMPROVEMENTS AND ALLEYWAYS  
REPORT.

Passed motion to continue indefinitely.  
Vote 7-0

1:30 P.M.

3. 81.197RSD - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION  
NO. 8104852 TO CONSTRUCT A THREE TO FOUR STORY  
OFFICE BUILDING OF 105,000 SQUARE FEET WITH PARKING  
LOTS FOR 378 CARS ON EXECUTIVE PARK BOULEVARD  
(NORTH), LOT 76 IN ASSESSOR'S BLOCK 4991.

Approved/Conditions Resolution No. 9089  
Vote 7-0

2:00 P.M.

4. 81.296Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 690 SECOND STREET, LOT 6 IN ASSESSOR'S BLOCK 3788, FROM A P (PUBLIC USE) TO AN M-2 (HEAVY INDUSTRIAL) DISTRICT.  
(Continued from the Regular Meeting of August 6, 1981)

Approved Resolution No. 9090 Vote 7-0

5. R80.26 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN OF LEASE OF PUMPING STATION NO. 1 AT SECOND AND TOWNSEND STREETS, FOR SUCH CASES AS A RESTAURANT, CLASSICAL ART MOVIE THEATRE, IN A P (PUBLIC USE) DISTRICT.  
(Continued from the Regular Meeting of August 6, 1981)

Passed motion to find Master Plan conformity.  
Vote 7-0

6. 81.389D - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8101568 FOR DUPLEX BUILDING AT THE NORTHWEST CORNER OF MARKET AND CLAYTON STREETS, LOT 43 IN ASSESSOR'S BLOCK 2704; PROPOSAL TO CONSTRUCT 2-UNIT, 2,609 SQUARE-FOOT RESIDENCE, ON 1,387 SQUARE-FOOT VACANT LOT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of August 6, 1981)

Passed motion to take Discretionary Review.  
Vote 7-0

7. 81.389D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8101568 FOR DUPLEX BUILDING AT THE NORTHWEST CORNER OF MARKET AND CLAYTON STREETS, LOT 43 IN ASSESSOR'S BLOCK 2704; PROPOSAL TO CONSTRUCT 2-UNIT, 2,609 SQUARE-FOOT RESIDENCE ON 1,387 SQUARE-FOOT VACANT LOT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of August 6, 1981)

Approved/Conditions Resolution No. 9091  
Vote 7-0

8. 81.349D - 3937-3939 SACRAMENTO STREET, SOUTH SIDE WEST OF CHERRY STREET, LOT 44 IN ASSESSOR'S BLOCK 1015; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8102363 FOR A 3-FLOOR OVER PARKING 2-UNIT BUILDING.  
(Continued from the Regular Meeting of July 30, 1981)

Approved/Conditions Resolution No. 9092  
Vote 7-0



2:30 P.M.

9. 81.331C - REQUEST FOR AUTHORIZATION BY DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE AT 101 GOUGH STREET, NORTHWEST CORNER AT PAGE STREET, LOT 7 IN ASSESSOR'S BLOCK 838, A RESIDENTIAL CARE FACILITY IN A C-M (HEAVY COMMERCIAL) DISTRICT PROPOSED FOR RECLASSIFICATION TO AN RC (RESIDENTIAL-COMMERCIAL COMBINED) DISTRICT.

Approved/Conditions      Resolution No. 9093  
Vote 7-0

10. 81.278C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 909 MONTGOMERY STREET, NORTHWEST CORNER AT PACIFIC AVENUE, LOT 5 IN ASSESSOR'S BLOCK 163, FOR SPECIAL EXCEPTION FROM BULK LIMITS, IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT, AND THE DOWNTOWN INTERIM SPECIAL REVIEW AREA.

NOTE: THE DEPARTMENT WILL RECOMMEND THAT THIS MATTER BE CONTINUED TO AUGUST 20, 1981.

Passed motion to continue to August 20, 1981.  
Vote 7-0

11. CU81.28 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 950-54 ASHBURY STREET, EAST SIDE BETWEEN PIEDMONT AVENUE AND CLIFFORD TERRACE, LOT 42 IN ASSESSOR'S BLOCK 2617, FOR THREE DWELLING UNITS ON A LOT WITH 5,630 SQUARE FEET WHEN 1,500 SQUARE FEET PER DWELLING UNIT IS REQUIRED, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9094  
Vote 7-0

12. 81.227C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 58 GLADSTONE DRIVE, WEST SIDE BETWEEN CAMBRIDGE STREET AND STONEYFORD AVENUE, LOT 15 IN ASSESSOR'S BLOCK 5886, FOR A LOT SPLIT RESULTING IN TWO PARCELS EACH CONTAINING FEWER THAN 2,500 SQUARE FEET AND NEITHER MAINTAINING A CONTINUOUS WIDTH OF AT LEAST 25 FEET, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Passed motion to continue to September 10, 1981.  
Vote 7-0

2:30 P.M. (Cont)

13. 81.283C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1450 PORTOLA DRIVE, NORTH SIDE BETWEEN 14TH AVENUE AND VICENTE STREET, LOT 9 IN ASSESSOR'S BLOCK 2989B, FOR EXPANSION OF A RESIDENTIAL CARE FACILITY FROM 6 TO 12 AGED PERSONS, IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLING) DISTRICT.

Approved/Conditions  
Vote 7-0

Resolution No. 9095

3:30 P.M.

14. EE81.25 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 1155 MARKET STREET, 11-STORY 144,600 SQUARE-FOOT OFFICE BUILDING, IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 240-G HEIGHT AND BULK DISTRICT, SOUTH SIDE OF MARKET STREET BETWEEN 7TH AND 8TH STREETS, LOTS 42A AND 43 IN ASSESSOR'S BLOCK 3702.

(Continued from the Regular Meeting of July 9, 1981)

Denied/Appeal

Resolution No. 9096

Vote 5-2

Voting no: Commissioners Bierman and Matsumura

15. 81.310D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8100617 FOR 1155 MARKET STREET, 11-STORY 144,600 SQUARE-FOOT OFFICE BUILDING IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 240-G HEIGHT AND BULK DISTRICT, SOUTH SIDE OF MARKET STREET BETWEEN 7TH AND 8TH STREETS, LOTS 42A AND 43 IN ASSESSOR'S BLOCK 3702.

(Continued from the Regular Meeting of July 9, 1981)

Approved/Conditions  
Vote 7-0

Resolution No. 9097

4:30 P.M.

16. DR81.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8102366 TO DEMOLISH AN EXISTING AUTO SALES BUILDING AND CONSTRUCT A FIVE-THEATRE BUILDING AND RETAIL STORE AT 1230 VAN NESS AVENUE, SOUTHEAST CORNER OF SUTTER STREET, THROUGH LOT TO HEMLOCK STREET IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA, LOT 8 IN ASSESSOR'S BLOCK 691, IN A C-2 (COMMUNITY, BUSINESS) DISTRICT.

Passed motion to continue to August 20, 1981.  
Vote 7-0

5:30 P.M.

17. 81.371E - APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR EXTENSION OF INTERIM NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS FOR APPROXIMATELY ONE YEAR, ON SACRAMENTO, HAIGHT, FILLMORE, MARKET, CASTRO, VALENCIA AND 24TH STREETS, INCLUDING MODIFICATIONS TO CLARIFY AND REFINE PROCEDURES AND DEFINITIONS.

Denied/Appeal

Resolution No. 9098

Vote 7-0

18. ZT81.8 - PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE TEXT OF THE CITY PLANNING CODE TO EXTEND FOR UP TO ONE YEAR THE PRESENT EXPIRATION DATE OF OCTOBER 19, 1981, FOR INTERIM NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS ON SACRAMENTO, HAIGHT, FILLMORE, MARKET, CASTRO, VALENCIA, 24TH NOE AND 24TH MISSION STREETS, AND OTHER MODIFICATIONS TO CLARIFY AND REFINE PROCEDURES AND DEFINITIONS CONTAINED WITH SECTIONS 242 AND 312 OF THE CITY PLANNING CODE.

Approved

Resolution No. 9099

VOTE 7-0

Adjourned: 11:50 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
AUGUST 20, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

SEP 1 1981

SAN FRANCISCO  
CITY PLANNING COMMISSION

PRESENT: Commissioners Bierman, Karasick, Klein, Moore,  
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1:30 P.M.

2. DR81.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8102366 TO DEMOLISH AN EXISTING AUTO SALES BUILDING AND CONSTRUCT A FIVE-THEATRE BUILDING AND RETAIL STORE AT 1230 VAN NESS AVENUE, SOUTHEAST CORNER OF SUTTER STREET, THROUGH LOT TO HEMLOCK STREET IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA, LOT 8 IN ASSESSOR'S BLOCK 691, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

(Continued from the Regular Meeting of August 13, 1981)

Passed motion to continue to September 17, 1981.

Vote 4-3

Voting no: Commissioners Karasick, Moore and  
Nakashima

- 2A. 81.395D - 600-610-620 DUNCAN STREET, NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10, 11 AND 12 IN ASSESSOR'S BLOCK 6589; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8104400, 8104401 AND 8104402, FOR THREE 2-UNIT DWELLINGS, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT, EACH HAVING 4 FLOORS TOTALING FROM 3,150 TO 3,500 SQUARE FEET OF LIVABLE FLOOR AREA PLUS 2 PARKING SPACES; PREVIOUS PLANS DISAPPROVED BY THE COMMISSION UNDER DR80.19.  
(Continued from the Regular Meeting of August 6, 1981)

NOTE: THE STAFF WILL RECOMMEND THAT THIS MATTER  
BE CONTINUED TO AUGUST 27, 1981.

Passed motion to continue to August 27, 1981.

Vote 7-0



2:00 P.M.

3. CU81.19 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON BROTHERHOOD WAY, SOUTH SIDE BETWEEN JUNIPERO SERRA AND LAKE MERCED BOULEVARDS, LOT 32 IN ASSESSOR'S BLOCK 7380, FOR A CHURCH IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLINGS) DISTRICT.

Approved/Conditions  
Vote 7-0

Resolution No. 9100

4. ZM81.5 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT FELL AND STEINER STREETS, ALL FOUR CORNERS, LOTS 19 THROUGH 21 IN ASSESSOR'S BLOCK 822, LOT 5 IN ASSESSOR'S BLOCK 823, LOT 20 IN ASSESSOR'S BLOCK 826, AND LOTS 21 THROUGH 24 IN ASSESSOR'S BLOCK 827, FROM AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO SEPTEMBER 3, 1981)

Passed motion to continue to September 3, 1981.  
Vote 7-0

5. 81.322U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 2912 - 24TH STREET, NORTH SIDE BETWEEN ALABAMA AND FLORIDA STREETS, LOT 16 IN ASSESSOR'S BLOCK 4207, TO PERMIT A RESTAURANT SEATING TWELVE PEOPLE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE 24TH STREET (MISSION) SPECIAL USE DISTRICT.

Approved/Conditions  
Vote 7-0

Resolution No. 9101

6. 81.325U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 938 VALENCIA STREET, NORTHWEST CORNER AT LIBERTY STREET, LOT 72 IN ASSESSOR'S BLOCK 3608, TO PERMIT A DANCE HALL AND PLACE OF ENTERTAINMENT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

Disapproved

Resolution No. 9102

Vote 7-0

7. 81.329U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 3111 FILLMORE STREET, WEST SIDE BETWEEN UNION AND GREEN STREETS, LOT 9 IN ASSESSOR'S BLOCK 515, TO PERMIT A PLACE OF ENTERTAINMENT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

Application withdrawn - No Action required.

2:45 P.M.

8. 81.198Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1552-56 GREEN STREET, NORTH SIDE BETWEEN FRANKLIN STREET AND VAN NESS AVENUE, LOT 10 IN ASSESSOR'S BLOCK 546, FOR 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved/Conditions      Resolution No. 9103  
Vote 7-0

9. 81.257S - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT KENSINGTON WAY, NORTH SIDE, WEST OF ULLOA STREET, LOTS 47, 48, 54 THROUGH 57 IN ASSESSOR'S BLOCK 2923, FOR AN 8-LOT SUBDIVISION.

NOTE: THE DIRECTOR WILL RECOMMEND CONTINUATION.

Passed motion to continue to October 29, 1981.  
Vote 7-0

3:15 P.M.

10. CA80.9 - CONSIDERATION OF 909 MONTGOMERY STREET WITH THE JACKSON SQUARE HISTORIC DISTRICT IN LOT 5 IN ASSESSOR'S PRESERVATION ADVISORY BOARD TO CONSIDER THE CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF AN OFFICE BUILDING ON THE ABOVE SITE PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved      Resolution No. 9104      Vote 7-0

11. 81.278C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 909 MONTGOMERY STREET, NORTHWEST CORNER AT PACIFIC AVENUE, LOT 5 IN ASSESSOR'S BLOCK 163, FOR SPECIAL EXCEPTION FROM BULK LIMITS, IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT, AND THE DOWNTOWN INTERIM SPECIAL REVIEW AREA.  
(Continued from the Regular Meeting of August 13, 1981)

Approved/Conditions      Resolution No. 9105  
Vote 7-0

3:15 P.M. (Cont)

12. LM81.7 - CONSIDERATION OF JACK'S RESTAURANT AT 615 SACRAMENTO STREET, LOT 14 IN ASSESSOR'S BLOCK 240, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

NOTE: PROPOSED FOR CONTINUATION TO SEPTEMBER 3, 1981.

Passed motion to continue to September 3, 1981.  
Vote 7-0

13. LM81.8 - CONSIDERATION OF THE HOFFMAN CAFE AT 619 MARKET STREET, LOT 56 IN ASSESSOR'S BLOCK 3707, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

NOTE: PROPOSED FOR CONTINUATION TO SEPTEMBER 3, 1981.

Passed motion to continue to September 3, 1981.  
Vote 7-0

14. LM81.9 - CONSIDERATION OF THE BUICH BUILDING (TADICH GRILL) AT 240 CALIFORNIA STREET, LOT 9 IN ASSESSOR'S BLOCK 237, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

NOTE: PROPOSED FOR CONTINUATION TO SEPTEMBER 3, 1981.

Passed motion to continue to September 3, 1981.  
Vote 7-0

3:15 P.M. (Cont)

15. LM81.15 - CONSIDERATION OF THE FIRE DEPARTMENT STATION NO. 2 AT 466 BUSH STREET, LOT 9C IN ASSESSOR'S BLOCK 270, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

NOTE: PROPOSED FOR CONTINUATION TO AUGUST 27, 1981.

Passed motion to continue to August 27, 1981.

Vote 7-0

16. LM81.16 - CONSIDERATION OF THE PG&E OLD STATION J AT 569 COMMERCIAL STREET, LOT 11 IN ASSESSOR'S BLOCK 228, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

NOTE: PROPOSED FOR CONTINUATION TO AUGUST 27, 1981.

Passed motion to continue to August 27, 1981.

Vote 7-0

17. LM81.17 - CONSIDERATION OF THE HOME TELEPHONE COMPANY AT 333 GRANT AVENUE, LOT 2 IN ASSESSOR'S BLOCK 286, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

NOTE: PROPOSED FOR CONTINUATION TO AUGUST 27, 1981.

Passed motion to continue to August 27, 1981.

Vote 7-0

3:15 P.M. (Cont)

18. LM81.4 - CONSIDERATION OF THE NOTRE DAME SCHOOL AT 351 DOLORES STREET, LOT 31 IN ASSESSOR'S BLOCK 3567, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of July 16, 1981)

NOTE: PROPOSED FOR CONTINUATION TO AUGUST 27, 1981.

Passed motion to continue to August 27, 1981.

Vote 7-0

19. LM81.12 - CONSIDERATION OF THE T. M. SCOTT SCHOOL AT 1050 TENNESSEE STREET, LOT 6 IN ASSESSOR'S BLOCK 4107, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

NOTE: PROPOSED FOR CONTINUATION TO AUGUST 27, 1981.

Passed motion to continue to August 27, 1981.

Vote 7-0

CONTINUATION OF CONSENT CALENDAR FROM JULY 30, 1981

4:15 P.M.

20. CU80.185 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 861 FLORIDA STREET, EAST SIDE BETWEEN 20TH AND 21ST STREETS, LOT 21 IN ASSESSOR'S BLOCK 4086, WOODWORKING SHOP, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

NOTE: TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS.

Approved/Conditions  
Vote 7-0

Resolution No. 9106



4:15 P.M. (Cont)

21. CU80.180 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2700 BRYANT STREET, SOUTHWEST CORNER AT 25TH STREET, LOT 1 IN ASSESSOR'S BLOCK 4273, SHEET METAL CONTRACTOR, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS.

Approved/Conditions Resolution No. 9107  
Vote 7-0

22. CU80.163 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1384 SAN BRUNO AVENUE, WEST SIDE BETWEEN 24TH AND 25TH STREETS, LOT 8A IN ASSESSOR'S BLOCK 4263, PLUMBING AND HEATING CONTRACTOR, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS.

Approved/Conditions Resolution No. 9108  
Vote 7-0

23. CU80.116 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 393 - 30TH STREET, SOUTH LINE BETWEEN SANCHEZ AND WHITNEY STREETS, LOT 55 IN ASSESSOR'S BLOCK 6654, PLUMBING CONTRACTOR, IN AN RH-2 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

NOTE: TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS.

Approved/Conditions Resolution No. 9109  
Vote 7-0

4:30 P.M.

24. CU80.125 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1195 QUESADA AVENUE, SOUTH CORNER AT HAWES STREET, LOT 42 IN ASSESSOR'S BLOCK 4769, AUTO REPAIR GARAGE, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (Continued from the Regular Meeting of July 16, 1981)

NOTE: TO BE RECOMMENDED FOR DISAPPROVAL.

Passed motion to continue to September 17, 1981.  
Vote 7-0

5:00 P.M.

25. 81.376D - 54 BRET HARTE TERRACE, NORTH SIDE, THROUGH TO BAY STREET, LOT 15 IN ASSESSOR'S BLOCK 44; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8105159, FOR A THREE-UNIT DWELLING, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT, EACH UNIT APPROXIMATELY 1,150 SQUARE FEET, 3 FLOORS OF OCCUPANCY OVER 3-CAR GARAGE.

Passed motion to continue to August 27, 1981.

Vote 7-0

26. 81.376D - 54 BRET HARTE TERRACE, NORTH SIDE, THROUGH TO BAY STREET, LOT 15 IN ASSESSOR'S BLOCK 44; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8105159, FOR A THREE-UNIT DWELLING, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT, EACH UNIT APPROXIMATELY 1,150 SQUARE FEET, 3 FLOORS OF OCCUPANCY OVER 3-CAR GARAGE.

Adjourned: 6:45 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF  
C55  
#21  
8/27/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
AUGUST 27, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENT 1-4-77  
SEP 1 1981

PRESENT: Commissioners Bierman, Karasick, Klein, Matsumura,  
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

11:45 A.M.

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE  
CONSIDERATION BY THE COMMISSION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

Lucian Blazej, Planner IV, asked that the Commission concur with the staff recommendation that the sponsor of the proposed Mordikin Building be given an extension, through April 25, 1982, within which to begin construction of the proposed Mordikin Building on United Nations Plaza.

Commissioner Bierman moved that the requested extension be approved. The motion was seconded by Commissioner Nakashima and passed unanimously.

Robert W. Passmore, Assistant Director of Planning, reported that, as Zoning Administrator, he had issued Zoning Bulletin No. 81.1, an interpretation of "Operated By And Affiliated With" as used in Section 209.3(a) of the City Planning Code.

B. Commissioners' Questions and Matters

With respect to the Preliminary Negative Declaration for the proposed residential development at Laurel and Jackson Streets, the Commission asked that a number of statements contained in the Negative Declaration be reviewed and verified.

1:30 P.M.2. PRESENTATION OF 24TH STREET PLAN.

Approved Resolution No. 9110 Vote 7-0

3. 81.376D - 54 BRET HARTE TERRACE, NORTH SIDE, THROUGH TO BAY STREET, LOT 15 IN ASSESSOR'S BLOCK 44; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8105159, FOR A THREE-UNIT DWELLING, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT, EACH UNIT APPROXIMATELY 1,150 SQUARE FEET; 3 FLOORS OF OCCUPANCY OVER 3-CAR GARAGE.  
(Continued from the Regular Meeting of August 20, 1981)

Passed motion not to take Discretionary Review.  
Vote 7-0

4. 81.376D - 54 BRET HARTE TERRACE, NORTH SIDE, THROUGH TO BAY STREET, LOT 15 IN ASSESSOR'S BLOCK 44; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8105159, FOR A THREE-UNIT DWELLING, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT, EACH UNIT APPROXIMATELY 1,150 SQUARE FEET; 3 FLOORS OF OCCUPANCY OVER 3-CAR GARAGE.  
(Continued from the Regular Meeting of August 20, 1981)

No Action required.

2:00 P.M.

5. 81.335ER - PROPOSED SIDEWALK WIDENING ON NORTH SIDE OF WASHINGTON STREET, BETWEEN TAYLOR AND MASON STREETS, ADJACENT TO CABLE CAR BARN.

Passed motion to continue to September 3, 1981.  
Vote 7-0

6. 81.368R - JURISDICTIONAL TRANSFER AT THE FOREST HILL STATION FROM THE HEALTH DEPARTMENT TO THE MUNICIPAL RAILWAY, PORTION OF LOT 50 IN ASSESSOR'S BLOCK 2864.

Passed motion to continue to September 3, 1981.  
Vote 7-0

2:00 P.M. (Cont)

7. LM81.17 - CONSIDERATION OF THE HOME TELEPHONE COMPANY AT 333 GRANT AVENUE, LOT 2 IN ASSESSOR'S BLOCK 286, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of August 20, 1981)

Approved Resolution No. 9111 Vote 7-0

2:30 P.M.

8. CONSIDERATION OF RESOLUTION OF INTENT TO INITIATE RECLASSIFICATION OF PROPERTY ON STATES STREET, NORTHEAST SIDE (A THROUGH LOT TO MUSEUM WAY) BETWEEN CASTRO AND LEVANT STREETS, LOT 12 IN ASSESSOR'S BLOCK 2620, FROM P (PUBLIC USE) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved Resolution No. 9112 Vote 7-0

9. 81.143E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 1020 ANZA STREET, ZONING RECLASSIFICATION OF RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO RM-2 (MIXED RESIDENTIAL, MODERATE MEDIUM DENSITY) DISTRICT TO PERMIT CONSTRUCTION OF A 3-STORY, 4-UNIT RESIDENTIAL BUILDING, LOTS 20 AND 49 IN ASSESSOR'S BLOCK 1543.

NOTE: PROPOSED FOR CONTINUATION TO OCTOBER 1, 1981.

Passed motion to continue to October 1, 1981.  
Vote 7-0

10. 81.395D - 600-610-620 DUNCAN STREET, NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10, 11 AND 12 IN ASSESSOR'S BLOCK 6589; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8104400, 8104401 AND 8104402, FOR THREE 2-UNIT DWELLINGS, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT, EACH HAVING 4 FLOORS TOTALING FROM 3,150 TO 3,500 SQUARE FEET OF LIVABLE FLOOR AREA PLUS 2 PARKING SPACES; PREVIOUS PLANS DISAPPROVED BY THE COMMISSION UNDER DR80.19.  
(Continued from the Regular Meeting of August 20, 1981)

Passed motion not to take Discretionary Review.  
Vote 7-0



2:30 P.M. (Cont)

11. 81.395D - 600-610-620 DUNCAN STREET, NORTHWEST CORNER OF CASTRO AND DUNCAN STREETS, LOTS 10, 11 AND 12 IN ASSESSOR'S BLOCK 6589; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8104400, 8104401 AND 8104402, FOR THREE 2-UNIT DWELLINGS, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT, EACH HAVING 4 FLOORS TOTALING FROM 3,150 TO 3,500 SQUARE FEET OF LIVABLE FLOOR AREA PLUS 2 PARKING SPACES; PREVIOUS PLANS DISAPPROVED BY THE COMMISSION UNDER DR80.19.

(Continued from the Regular Meeting of August 20, 1981)

No Action required.

3:00 P.M.

12. 81.260Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3294 CLAY STREET, NORTHEAST CORNER AT PRESIDIO AVENUE, LOT 12 IN ASSESSOR'S BLOCK 998, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9113

Vote 6-1

Voting no: Commissioner Bierman

13. 81.422D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103326 FOR PINE/MONTGOMERY, PROPOSED DEMOLITION OF THREE 5-STORY OFFICE BUILDINGS AND CONSTRUCTION OF A 15-STORY OFFICE BUILDING; NO PARKING INCLUDED WITH APPROXIMATELY 113,190 SQUARE FEET.

Passed motion to continue to September 3, 1981.

Vote 7-0

CONTINUATION OF CONSENT CALENDAR FROM JULY 16, 1981 - RECOMMENDED FOR DISAPPROVAL

3:30 P.M.

14. CU80.17 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2350, 2360, 2364 SAN BRUNO AVENUE AND 2 TO 18 HALE STREET, WEST CORNER, LOTS 2 AND 3 IN ASSESSOR'S BLOCK 5880, SHEET METAL SHOP, CONTRACTOR'S OFFICE AND DELIVERY TRUCK DEPOT, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion of intent to approve and to continue to September 3, 1981.

Vote 7-0

CONTINUATION OF CONSENT CALENDAR FROM JULY 16, 1981 - RECOMMENDED FOR DISAPPROVAL (Cont)

3:30 P.M. (Cont)

15. CU80.189 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 3284 SAN BRUNO AVENUE, NORTHWEST CORNER AT ORDWAY STREET, LOT 10 IN ASSESSOR'S BLOCK 6157, AUTO REPAIR SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to September 10, 1981.  
Vote 7-0

CONTINUATION OF CONSENT CALENDAR FROM JULY 30, 1981 - RECOMMENDED FOR APPROVAL WITH CONDITIONS

16. CU80.62 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 998 POTRERO AVENUE, NORTHWEST CORNER AT 22ND STREET, LOT 18 IN ASSESSOR'S BLOCK 4142, AUTOMOBILE SERVICE STATION, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9117  
Vote 7-0

17. CU80.156 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2501 AND 2507 BRYANT STREET, SOUTHEAST CORNER AT 23RD STREET, LOT 33 IN ASSESSOR'S BLOCK 4209, IRON WORKS AND CABINET SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9115  
Vote 7-0

18. CU80.65 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1100 POTRERO AVENUE, SOUTHWEST CORNER AT 23RD STREET, LOT 1 IN ASSESSOR'S BLOCK 4211, AUTOMOBILE SERVICE STATION, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9116  
Vote 7-0

19. CU80.115 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2650 - 21ST STREET, NORTHWEST CORNER AT HAMPSHIRE STREET, LOT 14 IN ASSESSOR'S BLOCK 4088, CONTRACTOR (DOTTERWEICH), IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Disapproved      Resolution No. 9114      Vote 7-0

CONTINUATION OF CONSENT CALENDAR FROM JULY 30, 1981 - RECOMMENDED  
FOR CONTINUATION TO SEPTEMBER 17, 1981

3:30 P.M. (Cont)

20. CU80.166 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 733 TREAT AVENUE, EAST SIDE BETWEEN 20TH AND 21ST STREETS, LOT 64 IN ASSESSOR'S BLOCK 3612, REFRIGERATION SERVICE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to September 17, 1981.  
Vote 7-0

21. CU80.177 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2801-2823 - 23RD STREET, SOUTHWEST CORNER AT 23RD AND YORK STREETS, LOT 38 IN ASSESSOR'S BLOCK 4209, ELEVATOR CONTRACTOR AND IRON WORKS, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to September 17, 1981.  
Vote 7-0

4:15 P.M.

22. LM81.15 - CONSIDERATION OF THE FIRE DEPARTMENT STATION NO. 2 AT 466 BUSH STREET, LOT 9C IN ASSESSOR'S BLOCK 270, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of August 20, 1981)

Approved Resolution No. 9118 Vote 7-0

23. LM81.16 - CONSIDERATION OF THE PG&E OLD STATION J AT 569 COMMERCIAL STREET, LOT 11 IN ASSESSOR'S BLOCK 228, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of August 20, 1981)

Approved Resolution No. 9119 Vote 7-0

4:15 P.M. (Cont)

24. LM81.4 - CONSIDERATION OF THE NOTRE DAME SCHOOL AT 351 DOLORES STREET, LOT 31 IN ASSESSOR'S BLOCK 3567, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of August 20, 1981)

Approved Resolution No. 9120 Vote 6-1  
Voting no: Commissioner Karasick

25. LM81.12 - CONSIDERATION OF THE I. M. SCOTT SCHOOL AT 1050 TENNESSEE STREET, LOT 6 IN ASSESSOR'S BLOCK 4107, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of August 20, 1981)

Approved Resolution No. 9121 Vote 6-1  
Voting no: Commissioner Karasick

5:00 P.M.

26. EE79.236 - CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR 101 MISSION STREET, SOUTHWEST CORNER AT SPEAR STREET, LOT 1 IN ASSESSOR'S BLOCK 3717, IN A C-3-0 (DOWNTOWN OFFICE) DISTRICT AND A 400-1 HEIGHT AND BULK DISTRICT; PROPOSED 21-STORY, 219,350 SQUARE-FOOT OFFICE BUILDING REQUIRING DEMOLITION OF A 3-STORY WAREHOUSE.

Approved Resolution No. 9122 Vote 7-0

5:00 P.M. (Cont)

27. 81.419D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8009639 FOR 101 MISSION STREET, A PROPOSED 21-STORY, 219,350 SQUARE-FOOT OFFICE BUILDING IN A C-3-0 (DOWNTOWN OFFICE) DISTRICT AND A 400-I HEIGHT AND BULK DISTRICT, ON PROPERTY LOCATED ON THE SOUTHWEST CORNER OF SPEAR AND MISSION STREETS, LOT 1 IN ASSESSOR'S BLOCK 3717.

Approved/Conditions  
Vote 7-0

Resolution No. 9123

Adjourned: 8:00 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
SEPTEMBER 3, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

SEP 16 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Nakashima and Salazar.

ABSENT: Commissioner Rosenblatt.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS TO BE CONSIDERED BY  
THE COMMISSION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.318D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION  
NO. 8005684 FOR SUBSTANTIAL DESIGN REVISIONS FOR  
750 BATTERY STREET, LOT 8 IN ASSESSOR'S BLOCK 166,  
A PROPOSED 7-STORY OFFICE BUILDING, PREVIOUSLY  
AUTHORIZED BY THE CITY PLANNING COMMISSION ON  
SEPTEMBER 4, 1980 BY RESOLUTION NO. 8704, IN A C-2  
(COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of July 23, 1981)

NOTE: PROPOSED FOR CONTINUATION TO SEPTEMBER 10,  
1981.

Passed motion to continue to September 10, 1981.  
Vote 6-0

3. 81.335ER - PROPOSED SIDEWALK WIDENING ON NORTH SIDE OF  
WASHINGTON STREET, BETWEEN TAYLOR AND MASON STREETS,  
ADJACENT TO CABLE CAR BARN.  
(Continued from the Regular Meeting of August 27,  
1981)

Passed motion to find Master Plan conformity.  
Vote 6-0

1:30 P.M. (Cont)

4. 81.368R - JURISDICTIONAL TRANSFER AT THE FOREST HILL STATION FROM HEALTH DEPARTMENT TO THE MUNICIPAL RAILWAY, PORTION OF LOT 50 IN ASSESSOR'S BLOCK 2864.  
(Continued from the Regular Meeting of August 27, 1981)

Passed motion to find Master Plan conformity.

Vote 6-0

5. LM81.7 - CONSIDERATION OF JACK'S RESTAURANT AT 615 SACRAMENTO STREET, LOT 14 IN ASSESSOR'S BLOCK 250, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of August 20, 1981)

NOTE: PROPOSED FOR CONTINUATION TO SEPTEMBER 10, 1981.

Passed motion to continue to September 17, 1981.

Vote 6-0

6. LM81.8 - CONSIDERATION OF THE HOFFMAN CAFE AT 619 MARKET STREET, LOT 56 IN ASSESSOR'S BLOCK 3707, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of August 20, 1981)

NOTE: PROPOSED FOR CONTINUATION TO SEPTEMBER 10, 1981.

Passed motion to continue to September 17, 1981.

Vote 6-0

1:30 P.M. (Cont)

7. LM81.9 - CONSIDERATION OF THE BUICH BUILDING (TADICH GRILL) AT 240 CALIFORNIA STREET, LOT 9 IN ASSESSOR'S BLOCK 237, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of August 20, 1981)

NOTE: PROPOSED FOR CONTINUATION TO SEPTEMBER 10, 1981.

Passed motion to continue to September 17, 1981.  
Vote 6-0

8. CU80.17 - CONSIDERATION OF A RESOLUTION AUTHORIZING CONDITIONAL USE AT 2350, 2360, 2364 SAN BRUNO AVENUE AND 2 TO 18 HALE STREET, WEST CORNER, LOTS 2 AND 3 IN ASSESSOR'S BLOCK 5880, SHEET METAL SHOP, CONTRACTOR'S OFFICE AND DELIVERY TRUCK DEPOT, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.  
(Continued from the Regular Meeting of August 27, 1981)

Approved/Conditions      Resolution No. 9124  
Vote 6-0

9. ZM81.5 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT FELL AND STEINER STREETS, ALL FOUR CORNERS, LOTS 19 THROUGH 21 IN ASSESSOR'S BLOCK 822, LOT 5 IN ASSESSOR'S BLOCK 823, LOT 20 IN ASSESSOR'S BLOCK 826, AND LOTS 21 THROUGH 24 IN ASSESSOR'S BLOCK 827, FROM AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.  
(Continued from the Regular Meeting of August 20, 1981)

Approved      Resolution No. 9125      Vote 6-0

2:00 P.M.

10. 81.164Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2520-2550 GEARY BOULEVARD, NORTH SIDE BETWEEN PRESIDIO AVENUE AND LYON STREET, LOT 8 IN ASSESSOR'S BLOCK 1082, FROM A 40-X HEIGHT AND BULK DISTRICT TO A 50-X HEIGHT AND BULK DISTRICT.

Approved      Resolution No. 9126      Vote 6-0

2:00 P.M. (Cont)

11. 81.164C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2520-2550 GEARY BOULEVARD, NORTH SIDE BETWEEN PRESIDIO AVENUE AND LYON STREET, LOTS 8, 9 AND 11 IN ASSESSOR'S BLOCK 1082, TO PERMIT A 25-UNIT RESIDENTIAL BUILDING OVER 40 FEET IN HEIGHT IN A RESIDENTIAL DISTRICT AND TO PERMIT 5 NON-ACCESSORY PARKING SPACES IN AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO OCTOBER 1, 1981.

Passed motion to continue to October 1, 1981.  
Vote 6-0

12. 81.383C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 530 ARGUELLO BOULEVARD, EAST SIDE BETWEEN GEARY BOULEVARD AND ANZA STREET, LOT 4A IN ASSESSOR'S BLOCK 1083, TO PERMIT MODIFICATION OF CONDITIONS FOR A PET HOSPITAL IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved/Conditions Resolution No. 9128  
Vote 6-0

2:30 P.M.

13. 81.360C - REQUEST FOR AUTHORIZATION BY DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE AND SPECIAL USE AT 385-389 IVY STREET, SOUTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 126A IN ASSESSOR'S BLOCK 808, TO PERMIT CONVERSION OF RESIDENCES TO OFFICES AT THE FIRST AND SECOND FLOORS IN THE FRANKLIN/GOUGH CORRIDOR INITIATED SPECIAL USE DISTRICT AND INITIATED RC (RESIDENTIAL-COMMERCIAL) DISTRICT, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

NOTE: THE APPLICANT WILL REQUEST THAT THIS MATTER BE CONTINUED TO A LATER DATE.

Passed motion to continue to September 17, 1981.  
Vote 6-0

14. 81.130Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 606-98 LISBON STREET, NORTHWEST CORNER AT ITALY AVENUE, LOTS 17 AND 18 IN ASSESSOR'S BLOCK 6344, FROM AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT TO AN RH-1(S) (HOUSE, ONE-FAMILY WITH MINOR SECOND UNIT) DISTRICT.

Disapproved Resolution No. 9127 Vote 6-0

3:00 P.M.

15. 81.229C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1090 QUINTARA STREET, NORTHEAST CORNER AT 20TH AVENUE, LOT 25 IN ASSESSOR'S BLOCK 2139, TO PERMIT A NURSERY SCHOOL WITH 50 CHILDREN IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9129  
Vote 6-0

16. 81.309C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1849 - 44TH AVENUE, WEST SIDE BETWEEN NORIEGA AND ORTEGA STREETS, LOT 2 IN ASSESSOR'S BLOCK 2081, TO PERMIT CREATION OF A LOT WITH AN AREA OF LESS THAN 1,500 SQUARE FEET AND WIDTH OF LESS THAN 25 FEET, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Passed motion to continue to October 1, 1981.  
Vote 6-0

17. 81.307C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1200 VAN DYKE AVENUE, NORTHWEST CORNER AT HAWES STREET, AN UNIMPROVED STREET, LOT 15 IN ASSESSOR'S BLOCK 4812, TO CONTINUE THE OPERATION AS AN AUTOMOBILE WRECKER PREVIOUSLY AUTHORIZED IN FEBRUARY 1973 FOR A FIVE-YEAR PERIOD IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

Approved/Conditions      Resolution No. 9130  
Vote 6-0

4:00 P.M.

18. EE80.281 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT THE SOUTHEAST CORNER OF PINE/MONTGOMERY; DEMOLITION OF THREE 5-STORY OFFICE BUILDINGS AND CONSTRUCTION OF A 14-STORY OFFICE BUILDING, WITH APPROXIMATELY 113,190 SQUARE FEET, REQUIRING DISCRETIONARY REVIEW.

Passed motion to continue indefinitely.  
Vote 4-2

Voting no: Commissioners Karasick and Salazar



4:00 P.M. (Cont)

19. 81.442D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103326 AT SOUTHEAST CORNER OF PINE/MONTGOMERY; PROPOSED DEMOLITION OF THREE 5-STORY OFFICE BUILDINGS AND CONSTRUCTION OF A 14-STORY OFFICE BUILDING, WITH APPROXIMATELY 113,190 SQUARE FEET.  
(Continued from the Regular Meeting of August 27, 1981)

No Action taken.

Adjourned: 6:00 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
SEPTEMBER 10, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

SEP 24 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO AN AGREEMENT WITH THE CALIFORNIA ENVIRONMENTAL INTERN PROGRAM TO PAY A SHARE OF INTERNSHIP COSTS FOR WORK ON THE PROJECT CALLED RESEARCH FOR CITIZENS ENERGY POLICY ADVISORY COMMITTEE, AMOUNTING TO \$1,875.

Approved Resolution No. 9131 Vote 6-0  
Absent: Commissioner Salazar

2. REVIEW AND CONSIDERATION OF APPROVAL OF THE FINAL PLAN FOR RAMADA INN AT 5TH STREET, NORTH BETWEEN EDDY AND ELLIS STREETS, AS REQUIRED UNDER RESOLUTION NO. 8844 (CU80.238) AUTHORIZING SAID HOTEL AS A PLANNED UNIT DEVELOPMENT, ON JANUARY 29, 1981.

At 1:35 p.m. the Regular Meeting was temporarily recessed for Executive Session with Alice Suet Yee Barkley of the City Attorney's Office to discuss litigation involving the proposed Ramada Inn on North 5th Street.

At 1:50 p.m. the Regular Meeting was reconvened.

2. REVIEW AND CONSIDERATION OF APPROVAL OF THE FINAL PLAN FOR RAMADA INN AT 5TH STREET, NORTH BETWEEN EDDY AND ELLIS STREETS, AS REQUIRED UNDER RESOLUTION NO. 8844 (CU80.238) AUTHORIZING SAID HOTEL AS A PLANNED UNIT DEVELOPMENT, ON JANUARY 29, 1981.

Passed motion for approval with conditions.  
Vote 7-0

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.227C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 58 GLADSTONE DRIVE, WEST SIDE BETWEEN CAMBRIDGE STREET AND STONEYFORD AVENUE, LOT 15 IN ASSESSOR'S BLOCK 5886, FOR A LOT SPLIT RESULTING IN TWO PARCELS EACH CONTAINING FEWER THAN 2,500 SQUARE FEET AND NEITHER MAINTAINING A CONTINUOUS WIDTH OF AT LEAST 25 FEET, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (Continued from the Regular Meeting of August 13, 1981)

Approved/Conditions Resolution No. 9132

Vote 4-3

Voting no: Commissioners Bierman, Nakashima and Rosenblatt

3. 81.318D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8005684 FOR SUBSTANTIAL DESIGN REVISIONS FOR 750 BATTERY STREET, LOT 8 IN ASSESSOR'S BLOCK 166, A PROPOSED 7-STORY OFFICE BUILDING, PREVIOUSLY AUTHORIZED BY THE CITY PLANNING COMMISSION ON SEPTEMBER 4, 1980 BY RESOLUTION NO. 8704, IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (Continued from the Regular Meeting of September 3, 1981)

Approved/Conditions Resolution No. 9133

Vote 7-0

2:00 P.M.

4. 81.196Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1561-67 CLAY STREET, SOUTH SIDE BETWEEN HYDE AND LARKIN STREETS, LOT 20 IN ASSESSOR'S BLOCK 218, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to September 24, 1981.

Vote 7-0

5. 81.239Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 520-30 FILBERT STREET AND 19-33 MEDAU PLACE, NORTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOTS 38 AND 39 IN ASSESSOR'S BLOCK 88, FOR 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9134

Vote 6-1

Voting no: Commissioner Bierman

3:00 P.M.

6. CU80.189 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 3284 SAN BRUNO AVENUE, NORTHWEST CORNER AT ORDWAY STREET, LOT 10 IN ASSESSOR'S BLOCK 6157, AUTO REPAIR SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

(Continued from the Regular Meeting of August 27, 1981)

Passed motion to continue to September 24, 1981

Vote 6-1

Voting no: Commissioner Rosenblatt

7. CU80.150 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1555 WASHINGTON STREET, SOUTH SIDE BETWEEN LARKIN AND HYDE STREETS, LOT 23 IN ASSESSOR'S BLOCK 217, GARMENT SHOP, IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

(Continued from the Regular Meeting of July 16, 1981)

Approved/Conditions

Resolution No. 9135

Vote 7-0

8. CU80.92 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1501-1515 MASON STREET, NORTHEAST CORNER AT BROADWAY STREET, LOT 8 IN ASSESSOR'S BLOCK 149, GARMENT SEWING SHOP, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

(Continued from the Regular Meeting of July 16, 1981)

Approved/Conditions

Resolution No. 9136

Vote 6-1

Voting no: Commissioner Klein

9. CU80.12 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 450 GREEN STREET, NORTHWEST CORNER AT VARENNES STREET BETWEEN KEARNY STREET AND GRANT AVENUE, LOT 16 IN ASSESSOR'S BLOCK 115, GARMENT SEWING SHOP, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

(Continued from the Regular Meeting of July 16, 1981)

Approved/Conditions

Resolution No. 9137

Vote 5-2

Voting no: Commissioners Klein and Salazar

3:00 P.M. (Cont)

10. CU80.168 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 517-523 UNION STREET, SOUTH SIDE AT BANNAM PLACE, LOT 46 IN ASSESSOR'S BLOCK 116, GARMENT SHOP, IN BASEMENT ONLY, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of August 6, 1981)

Approved/Conditions Resolution No. 9138

Vote 5-2

Voting no: Commissioners Bierman and Klein

4:00 P.M.

11. 81.459D - 397 MULLEN AVENUE, NORTHEAST CORNER OF MULLEN AVENUE AND RUTLEDGE STREET, LOT 49 IN ASSESSOR'S BLOCK 5534; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106070, FOR A SINGLE-FAMILY DWELLING, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT, APPROXIMATELY 2,600 SQUARE FEET, CONTAINING 2 BEDROOMS AND A 2-CAR GARAGE.

Passed motion to continue to September 24, 1981.  
Vote 7-0

12. 81.459D - 397 MULLEN AVENUE, NORTHEAST CORNER OF MULLEN AVENUE AND RUTLEDGE STREET, LOT 49 IN ASSESSOR'S BLOCK 5534; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106070, FOR A SINGLE-FAMILY DWELLING, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT, APPROXIMATELY 2,600 SQUARE FEET, CONTAINING 2 BEDROOMS AND A 2-CAR GARAGE.

Passed motion to continue to September 24, 1981.  
Vote 7-0

Adjourned: 6:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.



SF  
C55  
#21  
9/17/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
SEPTEMBER 17, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

OCT 7 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,  
Rosenblatt, Salazar and Sklar.

ABSENT: None.

11:45 A.M.

EXECUTIVE SESSION - TO CONFER WITH COUNSEL ON PENDING AND POSSIBLE  
LITIGATION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

1. PRESENTATION OF PLANS AT 111 CHESTNUT STREET, LOTS 1  
AND 3 IN ASSESSOR'S BLOCK 60, AS REQUIRED BY CITY  
PLANNING COMMISSION RESOLUTION NO. 8142, IN A C-2  
(COMMUNITY BUSINESS) DISTRICT, FOR NEW CONDOMINIUM  
DEVELOPMENT ON LEVI'S PLAZA (BLOCK "G").

No Action required.

2. CONSIDERATION AND ACCEPTANCE OF SCOPE OF WORK FOR  
SAN FRANCISCO DOWNTOWN ENVIRONMENTAL IMPACT REPORT  
(EE81.3).

Approved/Conditions      Resolution No. 9139  
Vote 7-0

1:45 P.M.

2. LM81.7 - CONSIDERATION OF JACK'S RESTAURANT AT 615 SACRAMENTO  
STREET, LOT 14 IN ASSESSOR'S BLOCK 250, ACTING ON  
THE RECOMMENDATION OF THE LANDMARKS PRESERVATION  
ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF  
SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND  
SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY  
PLANNING CODE.  
(Continued from the Regular Meeting of September 3,  
1981)

Approved      Resolution No. 9140      Vote 7-0

1:45 P.M. (Cont)

3. LM81.8 - CONSIDERATION OF THE HOFFMAN CAFE AT 619 MARKET STREET, LOT 56 IN ASSESSOR'S BLOCK 3707, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of September 3, 1981)

Approved Resolution No. 9141 Vote 7-0

4. LM81.9 - CONSIDERATION OF THE BUICH BUILDING (TADICH GRILL) AT 240 CALIFORNIA STREET, LOT 9 IN ASSESSOR'S BLOCK 237, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of September 3, 1981)

Approved Resolution No. 9142 Vote 7-0

2:00 P.M.

5. 81.407U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 1797 HAIGHT STREET, SOUTHEAST CORNER AT SHRADER STREET, LOT 18 IN ASSESSOR'S BLOCK 1248, TO PERMIT A RESTAURANT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.

Passed motion to continue to September 24, 1981.

Vote 5-2

Voting no: Commissioners Bierman and Rosenblatt

6. 81.270U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 2001 FILLMORE STREET, NORTHWEST CORNER AT PINE STREET, LOT 5 IN ASSESSOR'S BLOCK 654, TO PERMIT A RESTAURANT EXPANSION IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Passed motion to continue to September 24, 1981.

Vote 6-1

Voting no: Commissioner Rosenblatt

2:00 P.M. (Cont)

7. 81.451U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 799 VALENCIA STREET, NORTHWEST CORNER AT 19TH STREET, LOT 84 IN ASSESSOR'S BLOCK 3589, TO PERMIT AN OFF-SALE BEER AND WINE ALCOHOLIC BEVERAGE CONTROL LICENSE IN A C-M (HEAVY COMMERCIAL) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

Approved/Conditions  
Vote 7-0

Resolution No. 9143

8. 81.452U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 1925 FILLMORE STREET, WEST SIDE BETWEEN PINE AND BUSH STREETS, LOT 2 IN ASSESSOR'S BLOCK 659, TO PERMIT A PLACE OF ENTERTAINMENT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Approved/Conditions  
Vote 6-1

Resolution No. 9144

Voting no: Commissioner Kelleher

2:30 P.M.

9. Consent Calendar - A PUBLIC HEARING ON THE FOLLOWING REQUESTS FOR AUTHORIZATION OF CONDITIONAL USE WAS CONDUCTED BY THE ZONING ADMINISTRATOR AND CLOSED ON AUGUST 12, 1981.

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS

- CU80.169 - 417 - 14TH STREET, SOUTH SIDE BETWEEN VALENCIA AND GUERRERO STREETS, LOT 31 IN ASSESSOR'S BLOCK 3546, SILK SCREEN PRINTER, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions

Resolution No. 9145

Vote 7-0

- CU80.59 - 668 GUERRERO STREET, WEST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 11 IN ASSESSOR'S BLOCK 3587, DISPLAY CASE MANUFACTURER, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions

Resolution No. 9146

Vote 7-0

- CU80.83 - 1398 SOUTH VAN NESS AVENUE, NORTHWEST CORNER AT 25TH STREET, LOT 13A IN ASSESSOR'S BLOCK 6518, BAR, OPEN AFTER 10:00 P.M., IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions

Resolution No. 9147

Vote 7-0

2:30 P.M. (Cont)

9. Consent Calendar (Cont)

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS (Cont)

CU80.78 - 3359 ARMY STREET, SOUTH LINE BETWEEN MISSION AND SHOTWELL STREETS, LOT 57A IN ASSESSOR'S BLOCK 5501, HOUSEHOLD GOODS STORAGE, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions

Resolution No. 9148

Vote 7-0

CU80.137 - 149 - 29TH STREET, SOUTH LINE BETWEEN DOLORES STREET AND SAN JOSE AVENUE, LOT 26 IN ASSESSOR'S BLOCK 6634, PLUMBING CONTRACTOR, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions

Resolution No. 9149

Vote 7-0

CU80.166 - 733 TREAT AVENUE, EAST SIDE BETWEEN 20TH AND 21ST STREETS, LOT 64 IN ASSESSOR'S BLOCK 3612, REFRIGERATION SERVICE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of August 27, 1981)

Approved/Conditions

Resolution No. 9150

Vote 7-0

CU80.77 - 2801-2807 - 23RD STREET AND 1104 YORK STREET, SOUTHWEST CORNER, LOT 38 IN ASSESSOR'S BLOCK 4209, ELEVATOR CONTRACTOR AND IRON WORKS, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.  
(Continued from the Regular Meeting of August 27, 1981)

Approved/Conditions

Resolution No. 9151

Vote 7-0

TO BE CONTINUED TO THE REGULAR MEETING OF OCTOBER 8, 1981

CU80.50 - 25 AND 35 DOLORES STREET, EAST SIDE BETWEEN CLINTON PARK AND 14TH STREET, LOT 69 IN ASSESSOR'S BLOCK 3534, AUTO BODY SHOP AND PARTS DEPARTMENT, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion to continue to October 8, 1981.

Vote 7-0

CU80.53 - 427-431 - 14TH STREET, SOUTH SIDE BETWEEN VALENCIA AND GUERRERO STREETS, LOT 29 IN ASSESSOR'S BLOCK 3546, COMMERCIAL STORAGE, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to October 8, 1981.

Vote 7-0

2:30 P.M. (Cont)

9. Consent Calendar (Cont)

TO BE CONTINUED TO THE REGULAR MEETING OF OCTOBER 8, 1981 (Cont)

CU80.176 - 220-222 GUERRERO STREET, WEST SIDE BETWEEN 14TH AND 15TH STREETS, LOT 2 IN ASSESSOR'S BLOCK 3545, BAR, OPEN AFTER 10:00 P.M., IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to October 8, 1981.

Vote 7-0

CU80.47 - 3469 - 18TH STREET, SOUTHWEST CORNER AT LEXINGTON STREET, LOT 102 IN ASSESSOR'S BLOCK 3589, STEAM LAUNDRY, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to October 8, 1981.

Vote 7-0

CU80.60 - 3300 - 16TH STREET, NORTHWEST CORNER AT DOLORES STREET, LOT 10 IN ASSESSOR'S BLOCK 3557, MORTUARY, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to October 8, 1981.

Vote 7-0

CU80.103 - 3628 - 19TH STREET, NORTHEAST SIDE BETWEEN OAKWOOD AND GUERRERO STREETS, LOT 19 IN ASSESSOR'S BLOCK 3587, UPHOLSTERY SHOP, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to October 8, 1981.

Vote 7-0

CU80.97 - 250-257 FOLSOM STREET, SOUTHEAST CORNER AT 21ST STREET, LOT 30 IN ASSESSOR'S BLOCK 3613, SECONDHAND DEALER, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to October 8, 1981.

Vote 7-0

CU80.126 - 3045 ARMY STREET, SOUTHEAST CORNER AT ALABAMA STREET, LOT 17 IN ASSESSOR'S BLOCK 5505, USED OFFICE MACHINE DEALER, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to October 8, 1981.

Vote 7-0



2:30 P.M. (Cont)

9. Consent Calendar (Cont)

TO BE CONTINUED TO THE REGULAR MEETING OF OCTOBER 8, 1981 (Cont)

CU80.151 - 3018 - 22ND STREET, NORTH LINE BETWEEN FOLSOM AND SHOTWELL STREETS, LOT 13 IN ASSESSOR'S BLOCK 3614, SOUTH RECORDING STUDIO, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to October 8, 1981.  
Vote 7-0

CU80.38 - 663-666 SAN JOSE AVENUE, EAST LINE BETWEEN DUNCAN AND 29TH STREETS, LOT 29 IN ASSESSOR'S BLOCK 6597, REFRIGERATION SERVICE AND PAINT SHOP, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to October 8, 1981.  
Vote 7-0

CU80.190 - 668 SAN JOSE AVENUE, NORTHWEST CORNER AT 29TH STREET, LOT 8 IN ASSESSOR'S BLOCK 6617, ICE CREAM STORE, OPEN AFTER 10:00 P.M., IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to October 8, 1981.  
Vote 7-0

CU80.66 - 250 - 30TH STREET, NORTH LINE BETWEEN CHURCH AND DOLORES STREETS, LOT 11A IN ASSESSOR'S BLOCK 6637, STEAM LAUNDRY, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to October 8, 1981.  
Vote 7-0

CU80.81 - 811 SAN JOSE AVENUE, EAST LINE BETWEEN KINGSTON AND 30TH STREETS, LOT 42 IN ASSESSOR'S BLOCK 6660, CONTRACTOR IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to October 8, 1981.  
Vote 7-0

CU80.69 - 1441 GOUGH STREET, SOUTHWEST CORNER AT SUTTER STREET, LOT 1 IN ASSESSOR'S BLOCK 688, USED CAR WHOLESALE, IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.

Passed motion to continue to October 8, 1981.  
Vote 7-0

2:40 P.M.

10. CU80.125 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1195 QUESADA AVENUE, SOUTH CORNER AT HAWES STREET, LOT 42 IN ASSESSOR'S BLOCK 4769, AUTO REPAIR GARAGE, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT. (Continued from the Regular Meeting of August 20, 1981)

NOTE: TO BE RECOMMENDED FOR DISAPPROVAL.

Passed motion to continue to September 24, 1981.

Vote 6-1

Voting no: Commissioner Karasick

11. 81.360C - REQUEST FOR AUTHORIZATION BY DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE AND SPECIAL USE AT 385-389 IVY STREET, SOUTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 126A IN ASSESSOR'S BLOCK 808, TO PERMIT CONVERSION OF RESIDENCES TO OFFICES AT THE FIRST AND SECOND FLOORS IN THE FRANKLIN/GOUGH CORRIDOR INITIATED SPECIAL USE DISTRICT AND INITIATED RC (RESIDENTIAL-COMMERCIAL) DISTRICT. (Continued from the Regular Meeting of September 3, 1981)

Approved/Conditions

Resolution No. 9152

Vote 7-0

3:00 P.M.

12. DR81.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8102366 TO DEMOLISH AN EXISTING AUTO SALES BUILDING AND CONSTRUCT A FIVE-THEATRE BUILDING AND RETAIL STORE AT 1230 VAN NESS AVENUE, SOUTHEAST CORNER OF SUTTER STREET, THROUGH LOT TO HEMLOCK STREET IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA, LOT 8 IN ASSESSOR'S BLOCK 691, IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (Continued from the Regular Meeting of August 20, 1981)

Passed motion to continue to October 1, 1981.

Vote 5-2

Voting no: Commissioners Nakashima and Rosenblatt

4:00 P.M.

13. EE80.310 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR PROPOSED 5-LOT SUBDIVISION AT THE SOUTHEAST CORNER OF LAUREL AND JACKSON STREETS, LOTS 14 AND 15 IN ASSESSOR'S BLOCK 985.

Passed motion to continue to October 8, 1981.  
Vote 7-0

14. RS80.260 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT THE SOUTHEAST CORNER OF LAUREL AND JACKSON STREETS, LOTS 14 AND 15 IN ASSESSOR'S BLOCK 985, FOR A 5-LOT SUBDIVISION.

Passed motion to continue to October 8, 1981.  
Vote 7-0

15. 81-426D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8009472, 8009473, 8009474, 8009475 AND 8009476 FOR CONSTRUCTION OF FIVE SINGLE-FAMILY DWELLINGS ON THE SOUTHEAST CORNER OF LAUREL AND JACKSON STREETS, LOTS 14 AND 15 IN ASSESSOR'S BLOCK 985, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT

Passed motion to continue to October 8, 1981.  
Vote 7-0

Adjourned: 9:45 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF  
C55  
#21  
9/24/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
SEPTEMBER 24, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

OCT 17 1981

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE  
CONSIDERATION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF A RESOLUTION AUTHORIZING CONDITIONAL  
USE AT 3284 SAN BRUNO AVENUE.  
(Continued from the Regular Meeting of September 10,  
1981)

Approved/Conditions      Resolution No. 9153  
Vote 5-1  
Voting no: Commissioner Rosenblatt  
Absent: Commissioner Salazar

2. CONSIDERATION OF A RESOLUTION AUTHORIZING CONDITIONAL  
USE AT 1195 QUESADA AVENUE.  
(Continued from the Regular Meeting of September 17,  
1981)

Approved/Conditions      Resolution No. 9154  
Vote 5-1  
Voting no: Commissioner Karasick  
Absent: Commissioner Salazar

1:00 P.M. (Cont)

1. Current Matters (Cont)

A. Director's Report (Cont)

3. CONSIDERATION OF A RESOLUTION AUTHORIZING SPECIAL USE AT 1797 HAIGHT STREET.  
(Continued from the Regular Meeting of September 17, 1981)

Approved/Conditions Resolution No. 9155

Vote 4-2

Voting no: Commissioners Bierman and Rosenblatt

Absent: Commissioner Salazar

4. CONSIDERATION OF A RESOLUTION AUTHORIZING SPECIAL USE AT 2001 FILLMORE STREET.  
(Continued from the Regular Meeting of September 17, 1981)

Approved/Conditions Resolution No. 9156

Vote 6-0

Absent: Commissioner Salazar

5. CONSIDERATION OF ADOPTION OF REVISION TO SCOPE OF WORK OF DOWNTOWN ENVIRONMENTAL IMPACT REPORT (EE81.3) CONCERNING TRANSIT ANALYSIS.

Approved Resolution No. 9157 Vote 6-0

Absent: Commissioner Salazar

B. Commissioners' Questions and Matters

1:30 P.M.

2. PORT PRESENTATION OF FISHERMAN'S WHARF ACTION PLAN.

Informational Presentation - No Action required.

2:00 P.M.

3. 81.364E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO LIMIT THE AMOUNT OF OFFICE SPACE PERMITTED IN ANY ONE YEAR TO 1.5 MILLION SQUARE FEET, DURING A TEMPORARY PERIOD OF ABOUT 2 YEARS, REQUIRING CITY PLANNING CODE TEXT AMENDMENT ZT81.8.

NOTE: PROPOSED FOR CONTINUATION TO OCTOBER 15, 1981.

Passed motion to continue to October 15, 1981.

Vote 6-0

Absent: Commissioner Salazar



2:00 P.M. (Cont)

4. 81.365E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO PROHIBIT ISSUANCE OF PERMITS FOR OFFICE BUILDINGS IN C-3 DISTRICTS AND REQUIRE CONDITIONAL USE AUTHORIZATION FOR OFFICE BUILDINGS OVER 20,000 SQUARE FEET IN OTHER ZONING DISTRICTS, FOR A PERIOD OF ABOUT 2 YEARS, REQUIRING CITY PLANNING CODE TEXT AMENDMENT ZT81.7.

NOTE: PROPOSED FOR CONTINUATION TO OCTOBER 15, 1981.

Passed motion to continue to October 15, 1981.  
Vote 6-0

Absent: Commissioner Salazar

5. 81.445E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO REVISE CITY PLANNING CODE REGULATIONS OF DOWNTOWN DEVELOPMENT BY REDUCING BASE ALLOWABLE FLOOR AREA RATIOS (FAR), PROVIDING FAR ALLOWANCES FOR HOUSING, LOWERING HEIGHT LIMITS IN CERTAIN AREAS WITH A SPECIAL 50-FOOT EXCEPTION FOR HOUSING IN SOME AREAS, REVISING BULK CONTROLS, ADDING A CONDITIONAL USE REQUIREMENT FOR OFFICE PROPOSALS IN C-M, M-1 AND M-2 DISTRICTS, REQUIRING PROVISIONS OF HOUSING PROPORTIONAL TO OFFICE SPACE PROPOSED, ESTABLISHING 3 DOWNTOWN PARKING DISTRICTS, INCREASING LOADING SPACE REQUIREMENTS, ESTABLISHING 2 CONSERVATION DISTRICTS, ESTABLISHING 2 SPECIAL DEVELOPMENT DISTRICTS AND VARIOUS OTHER CHANGES, TO BE EFFECTIVE FOR ABOUT 2 YEARS, REQUIRING CITY PLANNING CODE AMENDMENTS.

NOTE: PROPOSED FOR CONTINUATION TO OCTOBER 15, 1981.

Passed motion to continue to October 15, 1981.  
Vote 6-0

Absent: Commissioner Salazar

6. 81.467E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN.

Denied/Appeal Resolution No. 9159 Vote 6-1  
Voting no: Commissioner Bierman

2:00 P.M. (Cont)

- 6A. CONSIDERATION OF ENDORSEMENT OF REVISIONS TO "PART I - BACKGROUND DATA AND NEED ANALYSIS" AND "PART III - IMPLEMENTATION PROGRAMS AND ACTIVITIES" OF THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN.

Approved Resolution No. 9160 Vote 6-1  
Voting no: Commissioner Bierman

7. 81.468L - CONSIDERATION OF THE DUTCH WINDMILL IN GOLDEN GATE PARK, ASSESSOR'S BLOCK 1700, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9158 Vote 6-0  
Absent: Commissioner Salazar

8. 81.237Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1437 CHESTNUT STREET, SOUTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOT 9G IN ASSESSOR'S BLOCK 497, FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to October 22, 1981.  
Vote 6-0  
Absent: Commissioner Salazar

9. 81.265Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 3266 CALIFORNIA STREET, NORTH SIDE BETWEEN WALNUT STREET AND PRESIDIO AVENUE, LOT 8 IN ASSESSOR'S BLOCK 1021, FOR A 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9161  
Vote 6-1  
Voting no: Commissioner Bierman

2:00 P.M. (Cont)

10. 81.196Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1561-67 CLAY STREET, SOUTH SIDE BETWEEN HYDE AND LARKIN STREETS, LOT 20 IN ASSESSOR'S BLOCK 218, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT. (Continued from the Regular Meeting of September 10, 1981)

Approved/Conditions Resolution No. 9162

Vote 6-1

Voting no: Commissioner Bierman

11. R80.22 - REDWOOD STREET, WEST OF VAN NESS AVENUE, REVIEW OF STREET VACATION FOR CONFORMITY WITH THE MASTER PLAN.

Passed motion to find Master Plan conformity.

Vote 6-0

Absent: Commissioner Salazar

2:30 P.M.

12. ZT81.8 - AMENDMENT TO THE CITY PLANNING CODE TO EXTEND FOR UP TO ONE YEAR THE PRESENT EXPIRATION DATE OF OCTOBER 19, 1981 FOR INTERIM NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS ON SACRAMENTO, HAIGHT, FILLMORE, UPPER MARKET (EAST AND WEST), CASTRO, VALENCIA, 24TH/NOE AND 24TH/MISSION STREETS AND OTHER MODIFICATIONS TO REQUIRE SPECIAL USE AUTHORIZATION FOR COMMERCIAL OFFICE USE ON 2ND STORY WHEN SUCH USE DISPLACES RESIDENTIAL UNITS IN FILLMORE AND UPPER MARKET (EAST), TO CLARIFY AND REFINER PROCEDURES AND DEFINITIONS CONTAINED WITHIN SECTIONS 242 ET SEQ AND 312 OF THE CITY PLANNING CODE.

Approved Resolution No. 9163 Vote 6-1

Voting no: Commissioner Karasick

13. ZT81.9 - AMENDMENT TO SECTION 243.3 OF THE CITY PLANNING CODE TO PERMIT COMMERCIAL OFFICE USE AS A PRINCIPAL USE OR SPECIAL USE AT 3RD STORY AND ABOVE WHEN SUCH SPACE IS NEWLY CONSTRUCTED AND DOES NOT DISPLACE RESIDENTIAL UNITS IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Approved Resolution No. 9164 Vote 7-0

2:30 P.M. (Cont)

14. ZT81.10 - AMENDMENT TO THE CITY PLANNING CODE TO EXTEND FOR UP TO TWO MONTHS THE PRESENT EXPIRATION DATE OF OCTOBER 19, 1981 FOR INTERIM NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS ON SACRAMENTO, HAIGHT, FILLMORE, UPPER MARKET (EAST AND WEST), CASTRO, VALENCIA, 24TH/NOE AND 24TH/MISSION STREETS CONTAINED WITHIN SECTIONS 242 ET SEQ AND 213 OF THE CITY PLANNING CODE.

Approved

Resolution No. 9165

Vote 7-0

3:30 P.M.

15. ZM79.9 - CONSIDERATION OF RECOMMENDED APPROVAL FOR RECLASSIFICATION OF PROPERTY AT 121-199 YUKON STREET AND 54-94 STANTON STREET, EAST OF MARKET STREET OPPOSITE ITS INTERSECTION WITH CLAYTON STREET, LOTS 3-5, 7-14, 14A, 33-38, 41 AND 42 IN ASSESSOR'S BLOCK 2716, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT, UNDER CITY PLANNING COMMISSION RESOLUTION NO. 8163, CURRENTLY PENDING BEFORE THE BOARD OF SUPERVISORS.

Passed motion to continue to October 8, 1981.

Vote 6-0

Absent: Commissioner Nakashima

16. CONSIDERATION OF INITIATION OF RECLASSIFICATION OF PROPERTY DESCRIBED ABOVE UNDER ZM79.9 FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RH-1(S) (HOUSE, ONE-FAMILY WITH MINOR SECOND UNIT) DISTRICT.

Approved

Resolution No. 9166

Vote 6-0

Absent: Commissioner Nakashima

17. 81.187D - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103163 TO BUILD A TWO-FAMILY HOUSE AT 133 YUKON STREET, SOUTHEAST SIDE, APPROXIMATELY 35 FEET FROM THE INTERSECTION OF SHORT STREET, LOT 34 IN ASSESSOR'S BLOCK 2716, PROPOSAL TO CONSTRUCT A TWO-FAMILY RESIDENCE WITH TWO OFF-STREET PARKING SPACES.

Passed motion to take Discretionary Review.

Vote 6-0

Absent: Commissioner Nakashima

3:30 P.M. (Cont)

18. 81.187D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103163 TO BUILD A TWO-FAMILY HOUSE AT 133 YUKON STREET, SOUTHEAST SIDE, APPROXIMATELY 35 FEET FROM THE INTERSECTION OF SHORT STREET, LOT 34 IN ASSESSOR'S BLOCK 2716, PROPOSAL TO CONSTRUCT A TWO-FAMILY RESIDENCE WITH TWO OFF-STREET PARKING SPACES.

Passed motion to continue to October 8, 1981.

Vote 6-0

Absent: Commissioner Nakashima

4:00 P.M.

19. 81.485D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104838 AT 790 VAN NESS AVENUE, SOUTHEAST CORNER OF EDDY STREET, WITHIN THE BOUNDARIES OF THE DOWNTOWN INTERIM SPECIAL REVIEW AREA IN A C-2 (PROPOSED RC-4) DISTRICT, PROPOSAL TO CONSTRUCT A 8-STORY HOTEL CONTAINING 127 ROOMS, 21 OFF-STREET PARKING SPACES AND 4,600 SQUARE FEET OF COMMERCIAL SPACE, LOT 9 IN ASSESSOR'S BLOCK 742.

Approved/Conditions Resolution No. 9167

Vote 6-0

Absent: Commissioner Nakashima

20. DR80.37 - 38 - 8TH STREET, WEST SIDE BETWEEN MARKET AND MISSION STREETS, LOT 5 IN ASSESSOR'S BLOCK 3701, DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7910542 FOR HOLIDAY INN EXPANSION AT CIVIC CENTER, OF A 224-ROOM, 17-STORY ADDITION TO THE EXISTING HOTEL. (EE79.314) (Continued from the Regular Meeting of January 22, 1981)

Approved/Conditions Resolution No. 9168

Vote 6-0

Absent: Commissioner Nakashima

4:30 P.M.

21. 81.459D - 397 MULLEN AVENUE, NORTHEAST CORNER OF MULLEN AVENUE AND RUTLEDGE STREET, LOT 49 IN ASSESSOR'S BLOCK 5534; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106070, FOR A SINGLE-FAMILY DWELLING, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT, APPROXIMATELY 2,600 SQUARE FEET, CONTAINING 2 BEDROOMS AND A 2-CAR GARAGE. (Continued from the Regular Meeting of September 10, 1981)

Passed motion to take Discretionary Review.

Vote 6-0

Absent: Commissioner Nakashima



4:30 P.M. (Cont)

22. 81.459D - 397 MULLEN AVENUE, NORTHEAST CORNER OF MULLEN AVENUE AND RUTLEDGE STREET, LOT 49 IN ASSESSOR'S BLOCK 5534; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106070, FOR A SINGLE-FAMILY DWELLING, IN AN RH-1 (HOUSE; ONE-FAMILY) DISTRICT, APPROXIMATELY 2,600 SQUARE FEET, CONTAINING 2 BEDROOMS AND A 2-CAR GARAGE. (Continued from the Regular Meeting of September 10, 1981)

Passed motion to continue to October 8, 1981.

Vote 6-0

Absent: Commissioner Nakashima

Adjourned: 9:30 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF  
C95  
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2/1/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
OCTOBER 1, 1981  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

OCT 1 1981

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,  
Rosenblatt, Salazar and Sklar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE  
COMMISSION CONSIDERATION.

Completed.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

2:00 P.M.

2. ZM80.46 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 3746  
ULLOA STREET (FORMER SUNSET STAGING SITE), LOT 7 IN  
ASSESSOR'S BLOCK 2387, FROM A P (PUBLIC USE) TO AN  
RH-1 (HOUSE, ONE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of June 25, 1981)

NOTE: THIS MATTER WILL BE CONTINUED TO NOVEMBER 5,  
1981.

Passed motion to continue to November 5, 1981.  
Vote 7-0

3. 81.294E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR  
KATHERINE BURKE SCHOOL AT 7070 CALIFORNIA STREET,  
NORTH SIDE AT ITS TERMINUS AT LINCOLN PARK, AND  
185 - 32ND AVENUE, WEST SIDE BETWEEN CALIFORNIA  
STREET AND EL CAMINO DEL MAR, LOTS 9 AND 37 IN  
ASSESSOR'S BLOCK 1392, TO EXPAND A PRIVATE SCHOOL  
BY CONSTRUCTING A PERFORMING ARTS CENTER AND A NEW  
CLASSROOM BUILDING IN AN RH-1(D) (HOUSE, ONE-FAMILY  
DETACHED DWELLINGS) DISTRICT.

Denied Resolution No. 9169 Vote 6-1  
Voting no: Commissioner Bierman

2:00 P.M. (Cont)

4. 81.294C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR KATHERINE BURKE SCHOOL AT 7070 CALIFORNIA STREET, NORTH SIDE AT ITS TERMINUS AT LINCOLN PARK, AND 185 - 32ND AVENUE, WEST SIDE BETWEEN CALIFORNIA STREET AND EL CAMINO DEL MAR, LOTS 9 AND 37 IN ASSESSOR'S BLOCK 1392, TO EXPAND A PRIVATE SCHOOL BY CONSTRUCTING A PERFORMING ARTS CENTER AND A NEW CLASSROOM BUILDING IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLINGS) DISTRICT.

Approved/Conditions      Resolution No. 9170  
Vote 6-1  
Voting no: Commissioner Bierman

5. 81.143E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 1020 ANZA STREET, ZONING RECLASSIFICATION RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT TO PERMIT CONSTRUCTION OF 3-STORY 4-UNIT RESIDENTIAL BUILDING, LOTS 20 AND 49 IN ASSESSOR'S BLOCK 1543.  
(Continued from the Regular Meeting of August 27, 1981)

Appeal withdrawn - No Action required.

6. 81.143Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 1020 ANZA STREET, NORTH SIDE BETWEEN ARGUELLO BOULEVARD AND SECOND AVENUE, LOT 20 IN ASSESSOR'S BLOCK 1543, FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved      Resolution No. 9171      Vote 6-0  
Absent: Commissioner Salazar

7. 81.211Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 302 CUMBERLAND STREET, NORTHWEST CORNER AT SANCHEZ STREET, LOTS 5 AND 6 IN ASSESSOR'S BLOCK 3601, FROM AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Disapproved      Resolution No. 9172      Vote 5-1  
Voting no: Commissioner Karasick  
Absent: Commissioner Salazar

2:45 P.M.

8. 81.112C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1624 LARKIN STREET, EAST SIDE BETWEEN WASHINGTON AND CLAY STREETS, LOT 16 IN ASSESSOR'S BLOCK 217, TO PERMIT A STRUCTURE OVER 40 FEET (APPROXIMATELY 50 FEET) IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

Disapproved                      Resolution No. 9173                      Vote 7-0

9. 81.418C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 380 - 21ST AVENUE, EAST SIDE BETWEEN GEARY BOULEVARD AND CLEMENT STREET, LOT 24 IN ASSESSOR'S BLOCK 1452, TO PERMIT A CHILD CARE FACILITY FOR 32 CHILDREN IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions                      Resolution No. 9174  
Vote 7-0

10. 81.410C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 267 SUTTER STREET, SOUTHEAST CORNER AT GRANT AVENUE, LOT 9 IN ASSESSOR'S BLOCK 293, TO PERMIT A FACILITY FOR DOCUMENT AND RECORD SELF STORAGE AT THE BASEMENT LEVEL IN A C-3-R (DOWNTOWN RETAIL) DISTRICT.

Passed motion to continue to November 5, 1981.  
Vote 5-0  
Absent: Commissioners Klein and Salazar

3:15 P.M.

11. 81.309C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1849 - 44TH AVENUE, WEST SIDE BETWEEN NORIEGA AND ORTEGA STREETS, LOT 2 IN ASSESSOR'S BLOCK 2081, TO PERMIT CREATION OF A LOT WITH AN AREA OF LESS THAN 1,500 SQUARE FEET AND WIDTH OF LESS THAN 25 FEET.  
(Continued from the Regular Meeting of September 3, 1981)

Approved/Conditions                      Resolution No. 9175  
Vote 7-0

3:15 P.M.

12. 81.164C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2520-2550 GEARY BOULEVARD, NORTH SIDE BETWEEN PRESIDIO AVENUE AND LYON STREET, LOTS 8, 9 AND 11 IN ASSESSOR'S BLOCK 1082, TO PERMIT A STRUCTURE OVER 40 FEET IN A RESIDENTIAL DISTRICT AND TO PERMIT 5 NON-ACCESSORY PARKING SPACES.  
(Continued from the Regular Meeting of September 3, 1981)

Approved/Conditions  
Vote 7-0

Resolution No. 9176

4:00 P.M.

13. CU80.243 - MODIFICATION OF CONDITIONS FOR A PLANNED UNIT DEVELOPMENT AT 5TH STREET NORTH, THE MAJOR PORTION OF THE BLOCK BOUNDED BY 5TH STREET NORTH, MASON, O'FARRELL AND ELLIS STREETS, LOTS 11, 12 AND 20 IN ASSESSOR'S BLOCK 326, TO ALLOW TOUR BUS PARKING AT THE CURB ALONG MASON STREET AND REDUCTION IN HEIGHT OF THE PORTE COCHERE FROM 14 FEET TO 12 FEET, IN CONJUNCTION WITH THE DEVELOPMENT OF AN 805-ROOM HOTEL (HOLIDAY INN), PREVIOUSLY AUTHORIZED UNDER RESOLUTION NO. 8845 PASSED ON JANUARY 29, 1981.

Passed motion to continue to October 22, 1981.  
Vote 5-0

Absent: Commissioners Klein and Salazar

4:40 P.M.

14. DR81.4 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8102366 TO DEMOLISH AN EXISTING AUTO SALES BUILDING AND CONSTRUCT A FIVE-THEATRE BUILDING AND RETAIL STORE AT 1230 VAN NESS AVENUE, SOUTHEAST CORNER OF SUTTER STREET, THROUGH LOT TO HEMLOCK STREET IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA, LOT 8 IN ASSESSOR'S BLOCK 691, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of September 17, 1981)

Approved/Conditions  
Vote 4-3

Resolution No. 9177

Voting no: Commissioners Bierman, Klein and Salazar

Adjourned: 10:30 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING

DOCUMENTS DEPT.

HELD

OCT 27 1981

THURSDAY

OCTOBER 8, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Kelleher, Nakashima, Salazar  
and Wortman.

ABSENT: Commissioners Klein and Rosenblatt.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1:30 P.M.

2. EE80.310 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION  
FOR SOUTHEAST CORNER AT JACKSON AND LAUREL STREETS,  
LOTS 14 AND 15 IN ASSESSOR'S BLOCK 985; RESUBDIVIDE  
2 LOTS OF ABOUT 9,470 SQUARE FEET INTO 5 LOTS;  
DEMOLISH A GARAGE, REMOVE MATURE TREES INCLUDING  
REDWOODS, CONSTRUCT 5 SINGLE-FAMILY DWELLINGS.  
(Continued from the Regular Meeting of September 17,  
1981)

Denied/Appeal Resolution No. 9178 Vote 3-1  
Voting no: Commissioner Bierman  
Absent: Commissioners Klein, Rosenblatt and  
Salazar

3. RS80.260 - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT  
SOUTHEAST CORNER OF JACKSON AND LAUREL STREETS,  
LOTS 14 AND 15 IN ASSESSOR'S BLOCK 985, FOR A 5-LOT  
SUBDIVISION.  
(Continued from the Regular Meeting of September 17,  
1981)

Disapproved Resolution No. 9179 Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

1:30 P.M. (Cont)

4. 81.426D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8009472, 8009473, 8009474, 8009475 AND 8009476 TO BUILD 5 SINGLE-FAMILY HOMES AT SOUTHEAST CORNER OF JACKSON AND LAUREL STREETS, LOTS 14 AND 15 IN ASSESSOR'S BLOCK 985.  
(Continued from the Regular Meeting of September 17, 1981)

No Action required - Permit application referred back to Department of Public Works.

2:00 P.M.

5. 81.340CEZ - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR AUTOMOBILE STORAGE; 2800 FITCH STREET AT EGBERT AVENUE, ALL OF ASSESSOR'S BLOCK 4917, 4918 AND LOTS 9-11 AND 15-23 IN ASSESSOR'S BLOCK 4887; EXPAND EXISTING CONDITIONAL USE AUTOMOBILE WRECKING YARD HAVING AN AUTHORIZED AREA OF 2 BLOCKS TO A PROPOSED TOTAL OF 4½ BLOCKS REQUIRING CONDITIONAL USE, ZONING RECLASSIFICATION AND ENVIRONMENTAL REVIEW APPLICATION NO. 81.340CEZ AND BUILDING PERMIT APPLICATION NO. 8103534.

Denied/Appeal Resolution No. 9180 Vote 4-1  
Voting no: Commissioner Bierman  
Absent: Commissioners Klein and Rosenblatt

6. 81.340Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2800 FITCH STREET, SOUTHEAST CORNER AT EGBERT AVENUE, LOT 2 IN ASSESSOR'S BLOCK 4917, FROM A P (PUBLIC USE) DISTRICT TO AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

Disapproved Resolution No. 9181 Vote 4-1  
Voting no: Commissioner Wortman  
Absent: Commissioners Klein and Rosenblatt

7. 81.340C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2800 FITCH STREET, SOUTHEAST CORNER AT EGBERT AVENUE, THE BLOCK BOUNDED BY FITCH AND DONAHUE STREETS, FITZGERALD AND EGBERT AVENUES, AND HALF OF THE BLOCK BOUNDED BY DONNER AND CARROLL AVENUES, EARL AND DONAHUE STREETS, ALL OF ASSESSOR'S BLOCK 4917, LOTS 1-8 AND 25 IN ASSESSOR'S BLOCK 4918, AND LOTS 9-11 AND 15-23 IN ASSESSOR'S BLOCK 4887, FOR AN AUTO WRECKING OPERATION AS AN EXPANSION OF THE ONE PREVIOUSLY AUTHORIZED AT 985 DONNER AVENUE IN THE TWO BLOCKS BOUNDED BY FITCH AND DONAHUE STREETS, EGBERT AND DONNER AVENUES IN AN M-1 (LIGHT INDUSTRIAL) AND P (PUBLIC USE) DISTRICT.

Disapproved Resolution No. 9182 Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

2:00 P.M. (Cont)

8. 81.187D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103163 TO BUILD A TWO-FAMILY HOUSE AT 133 YUKON STREET, SOUTHEAST SIDE, APPROXIMATELY 35 FEET FROM THE INTERSECTION OF SHORT STREET, LOT 34 IN ASSESSOR'S BLOCK 2716, PROPOSAL TO CONSTRUCT A TWO-FAMILY RESIDENCE WITH TWO OFF-STREET PARKING SPACES.  
(Continued from the Regular Meeting of September 24, 1981)

NOTE: PROPOSED FOR CONTINUATION TO OCTOBER 15, 1981.

Passed motion to continue to October 15, 1981.

Vote 5-0

Absent: Commissioners Klein and Rosenblatt

9. 81.459D - 397 MULLEN AVENUE, NORTHEAST CORNER OF MULLEN AVENUE AND RUTLEDGE STREET, LOT 49 IN ASSESSOR'S BLOCK 5534; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106070, FOR A SINGLE-FAMILY DWELLING, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT, APPROXIMATELY 2,600 SQUARE FEET, CONTAINING 2 BEDROOMS AND A 2-CAR GARAGE.  
(Continued from the Regular Meeting of September 24, 1981)

Approved/Conditions Resolution No. 9183

Vote 5-0

Absent: Commissioners Klein and Rosenblatt

3:00 P.M.

10. R81.10 - REVIEW FOR CONFORMITY WITH THE MASTER PLAN OF PROPOSED VACATION OF PORTIONS OF LANE STREET AND LeCONTE AVENUE, EAST OF SAN BRUNO AVENUE.

Passed motion to find Master Plan conformity.

Vote 5-0

Absent: Commissioners Klein and Rosenblatt

11. 81.518R - REVIEW FOR CONFORMITY WITH THE MASTER PLAN OF PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE YERBA BUENA CENTER APPROVED REDEVELOPMENT PROJECT AREA D-1, TO AMEND THE BOUNDARY TO INCLUDE PARCEL 28 IN ASSESSOR'S BLOCK 3706, COMMONLY KNOWN AS THE GENERAL SERVICES ADMINISTRATION (GSA) PROPERTY, ON EAST SIDE OF FOURTH STREET, BETWEEN JESSIE AND STEVENSON STREETS; ALSO TO ALLOW RESIDENTIAL DEVELOPMENT OVER PARKING ON BLOCK 3735-B, BLOCK BOUNDED BY 3RD, HOWARD, HAWTHORNE AND FOLSOM STREETS.

Passed motion to find Master Plan conformity.

Vote 5-0

Absent: Commissioners Klein and Rosenblatt

3:00 P.M. (Cont)

12. 81.484R - REVIEW FOR CONFORMITY WITH THE MASTER PLAN OF PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE WESTERN ADDITION A-1 APPROVED REDEVELOPMENT PROJECT AREA, TO INCLUDE AN M-6 HIGHER DENSITY DESIGNATION FOR RESIDENTIAL BUILDINGS, ALLOWING NOT LESS THAN 200 SQUARE FEET OF LOT AREA FOR EACH DWELLING; ALSO TO INCLUDE A HOUSING BONUS FOR THE PROVISION OF MODERATE INCOME HOUSING; SAID DISTRICT TO BE MAPPED AT THE SOUTHEAST CORNER OF GOUGH AND POST STREETS.

Passed motion to find Master Plan conformity.

Vote 5-0

Absent: Commissioners Klein and Rosenblatt

3:30 P.M.

13. 81.517D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8101640 AT 437-453 GRANT AVENUE, WEST SIDE, 62.5 FEET SOUTH OF PINE STREET, LOT 1A IN ASSESSOR'S BLOCK 271, WITHIN THE BOUNDARIES OF THE DOWNTOWN INTERIM SPECIAL REVIEW AREA IN C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT; PROPOSAL TO CONSTRUCT A SEVEN-FLOOR OFFICE AND RETAIL BUILDING WITH RETENTION OF THE FACADE OF THE EXISTING THREE-STORY BUILDING (EE81.39).

Approved/Conditions Resolution No. 9184

Vote 5-0

Absent: Commissioners Klein and Rosenblatt

14. 81.278CD - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103564 FOR THE PROPOSED 901 MONTGOMERY BUILDING, TO REVIEW AND CONSIDER BUILDING DETAILS ON THE TEXTURE, MATERIALS, FENESTRATION, SIGNAGE, LIGHTING AND LANDSCAPING, AS CALLED FOR UNDER CONDITIONS OF APPROVAL ON AUGUST 20, 1981, RESOLUTION NO. 9105.

Passed motion accepting project sponsor's proposals with respect to texture, materials, fenestration, signage, lighting and landscaping.

Vote 5-0

Absent: Commissioners Klein and Rosenblatt

4:00 P.M.

15. Consent Calendar - A PUBLIC HEARING ON THE FOLLOWING REQUESTS FOR AUTHORIZATION OF CONDITIONAL USE WAS CONDUCTED BY THE ZONING ADMINISTRATOR AND CLOSED ON AUGUST 12, 1981.

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS

- CU80.50 - 25 AND 35 DOLORES STREET, EAST SIDE BETWEEN CLINTON PARK AND 14TH STREET, LOT 69 IN ASSESSOR'S BLOCK 3534; AUTO BODY SHOP AND PARTS DEPARTMENT, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9185      Vote 5-0  
Absent: Commissioners Kldin and Rosenblatt

- CU80.53 - 429 - 14TH STREET, SOUTH SIDE BETWEEN VALENCIA AND GUERRERO STREETS, LOT 29 IN ASSESSOR'S BLOCK 3546; COMMERCIAL STORAGE, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9186      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

- CU80.176 - 222 GUERRERO STREET, WEST SIDE BETWEEN 14TH AND 15TH STREETS, LOT 2 IN ASSESSOR'S BLOCK 3545; BAR, OPEN AFTER 10:00 P.M., IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9187      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

- CU80.47 - 3469 - 18TH STREET, SOUTHWEST CORNER AT LEXINGTON STREET, LOT 102 IN ASSESSOR'S BLOCK 3589; STEAM LAUNDRY, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9188      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

- CU80.60 - 3300 - 16TH STREET, NORTHWEST CORNER AT DOLORES STREET, LOT 10 IN ASSESSOR'S BLOCK 3557; MORTUARY, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9189      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt



4:00 P.M. (Cont)

15. Consent Calendar (Cont)

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS (Cont)

CU80.97 - 2507 FOLSOM STREET, NORTHEAST CORNER AT 21ST STREET,  
LOT 30 IN ASSESSOR'S BLOCK 3613; SECOND HAND DEALER,  
IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9190      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

CU80.126 - 3045 ARMY STREET, SOUTHEAST CORNER AT ALABAMA STREET,  
LOT 17 IN ASSESSOR'S BLOCK 5505; USED OFFICE MACHINE  
DEALER, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9191      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

CU80.151 - 3018 - 22ND STREET, NORTH LINE BETWEEN FOLSOM AND  
SHOTWELL STREETS, LOT 13 IN ASSESSOR'S BLOCK 3614;  
SOUTH RECORDING STUDIO, IN AN RH-3 (HOUSE, THREE-FAMILY)  
DISTRICT.

Approved/Conditions      Resolution No. 9192      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

CU80.38 - 663-665 SAN JOSE AVENUE, EAST LINE BETWEEN DUNCAN AND  
29TH STREETS, LOT 29 IN ASSESSOR'S BLOCK 6597;  
REFRIGERATION SERVICE AND PAINT SHOP, IN AN RH-2 (HOUSE,  
TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9193      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

CU80.190 - 688 SAN JOSE AVENUE, NORTHWEST CORNER AT 29TH STREET,  
LOT 8 IN ASSESSOR'S BLOCK 6617; ICE CREAM STORE, OPEN  
AFTER 10:00 P.M., IN AN RH-3 (HOUSE, THREE-FAMILY)  
DISTRICT.

Approved/Conditions      Resolution No. 9194      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

CU80.66 - 250 - 30TH STREET, NORTH LINE BETWEEN CHURCH AND DOLORES  
STREETS, LOT 11A IN ASSESSOR'S BLOCK 6637; STEAM LAUNDRY,  
IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9195      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

4:00 P.M. (Cont)

15. Consent Calendar (Cont)

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS (Cont)

CU80.81 - 811 SAN JOSE AVENUE, EAST LINE BETWEEN KINGSTON AND 30TH STREETS, LOT 42 IN ASSESSOR'S BLOCK 6660; CONTRACTOR, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9196      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

CU80.69 - 1441 GOUGH STREET, SOUTHWEST CORNER AT SUTTER STREET, LOT 1 IN ASSESSOR'S BLOCK 688; USED CAR WHOLESALE, IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9197      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

TO BE RECOMMENDED FOR DISAPPROVAL

CU80.103 - 3628 - 19TH STREET, NORTHEAST SIDE BETWEEN OAKWOOD AND GUERRERO STREETS, LOT 19 IN ASSESSOR'S BLOCK 3587; UPHOLSTERY SHOP, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Disapproved      Resolution No. 9198      Vote 5-0  
Absent: Commissioners Klein and Rosenblatt

Adjourned: 7:30 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.



OCT 27 1981

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD

THURSDAY

OCTOBER 15, 1981

LEGISLATIVE CHAMBERS OF THE BOARD OF SUPERVISORS  
CITY HALL  
1:30 P.M.

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,  
Rosenblatt, Salazar and Sklar.

ABSENT: None.

1:30 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION TO INITIATE AN AMENDMENT  
TO CITY PLANNING CODE TO REQUIRE CONDITIONAL USE  
AUTHORIZATION FOR NEW, EXPANDED, OR RELOCATED PUBLIC  
TRANSIT FACILITIES IN ALL COMMERCIAL AND INDUSTRIAL  
ZONING DISTRICTS INCLUDING, BUT NOT LIMITED TO, AIRPORTS,  
HELIPORTS, TRAIN TERMINALS, AND BUS TERMINALS.

Approved Resolution No. 9199 Vote 6-0  
Absent: Commissioner Salazar

ADOPTION OF A RESOLUTION AFFIRMING THE COMMISSION'S  
FINDING ON OCTOBER 8, 1981, OF CONFORMITY WITH THE MASTER  
PLAN OF THE YERBA BUENA CENTER APPROVED REDEVELOPMENT  
PROJECT AREA D-1.

Approved Resolution No. 9200 Vote 6-0  
Absent: Commissioner Salazar

ADOPTION OF A RESOLUTION AFFIRMING THE COMMISSION'S  
FINDING ON OCTOBER 8, 1981, OF CONFORMITY WITH THE MASTER  
PLAN OF PROPOSED AMENDMENTS TO THE REDEVELOPMENT PLAN  
FOR THE WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT  
AREA A-1.

Approved Resolution No. 9201 Vote 6-0  
Absent: Commissioner Salazar

B. Commissioners' Questions and Matters

2:00 P.M.

2. 81.353E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL OFFICE SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to October 29, 1981.

Vote 5-2

Voting no: Commissioners Klein and Salazar

3. 81.353D - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103556; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL OFFICE SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to October 29, 1981.

Vote 5-2

Voting no: Commissioners Klein and Salazar

4. 81.353D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103556; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL OFFICE SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to October 29, 1981.

Vote 5-2

Voting no: Commissioners Klein and Salazar



2:00 P.M. (Cont)

5. 81.187D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103163 TO BUILD A TWO-FAMILY HOUSE AT 133 YUKON STREET, SOUTHEAST SIDE, APPROXIMATELY 35 FEET FROM THE INTERSECTION OF SHORT STREET, LOT 34 IN ASSESSOR'S BLOCK 2716; PROPOSAL TO CONSTRUCT A TWO-FAMILY RESIDENCE WITH TWO OFF-STREET PARKING SPACES. (Continued from the Regular Meeting of October 8, 1981)

Passed motion to continue indefinitely.

Vote 7-0

3:00 P.M.

6. CU80.57 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1685-1687 MCKINNON AVENUE AND 1215 NEWHALL STREET, LOT 16 IN ASSESSOR'S BLOCK 5306, USED PLUMBING HARDWARE AND APPLIANCE DEALER (INCLUDING OPEN STORAGE), IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (Continued from the Regular Meeting of July 16, 1981)

NOTE: TO BE RECOMMENDED FOR DISAPPROVAL.

Passed motion to continue to January 14, 1982.

Vote 7-0

3:30 P.M.

7. 81.364E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO LIMIT THE AMOUNT OF OFFICE SPACE PERMITTED IN ANY ONE YEAR TO 1.5 MILLION SQ. FT., DURING A TEMPORARY PERIOD OF ABOUT 2 YEARS, REQUIRING CITY PLANNING CODE TEXT AMENDMENT ZT81.6. (Continued from the Regular Meeting of September 24, 1981)

Passed motion to close the public hearing and to continue to November 19, 1981.

Vote 7-0

8. 81.365E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO PROHIBIT ISSUANCE OF PERMITS FOR OFFICE BUILDINGS IN C-3 DISTRICTS AND REQUIRE CONDITIONAL USE AUTHORIZATION FOR OFFICE BUILDINGS OVER 20,000 SQUARE FEET IN OTHER ZONING DISTRICTS, FOR A PERIOD OF ABOUT 2 YEARS, REQUIRING CITY PLANNING CODE TEXT AMENDMENT ZT81.7. (Continued from the Regular Meeting of September 24, 1981)

Denied Resolution No. 9202 Vote 5-2  
Voting no: Commissioners Karasick and Klein

3:30 P.M. (Cont)

9. 81.445E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO REVISE CITY PLANNING CODE REGULATION OF DOWNTOWN DEVELOPMENT BY REDUCING BASE ALLOWABLE FLOOR AREA RATIOS (FAR), PROVIDING FAR ALLOWANCES FOR HOUSING, LOWERING HEIGHT LIMITS IN CERTAIN AREAS WITH A SPECIAL 50-FOOT EXCEPTION FOR HOUSING IN SOME AREAS, REVISING BULK CONTROLS, ADDING A CONDITIONAL USE REQUIREMENT FOR OFFICE PROPOSALS IN C-M, M-1 AND M-2 DISTRICTS, REQUIRING PROVISION OF HOUSING PROPORTIONAL TO OFFICE SPACE PROPOSED, ESTABLISHING 3 DOWNTOWN PARKING DISTRICTS, INCREASING LOADING SPACE REQUIREMENTS, ESTABLISHING 2 CONSERVATION DISTRICTS, ESTABLISHING 2 SPECIAL DEVELOPMENT DISTRICTS AND VARIOUS OTHER CHANGES, TO BE EFFECTIVE FOR ABOUT 2 YEARS, REQUIRING CITY PLANNING CODE AMENDMENT ZT81.5.  
(Continued from the Regular Meeting of September 24, 1981)

Passed motion to close the public hearing and to continue to November 19, 1981.  
Vote 7-0

10. ZT81.6 - CONSIDERATION OF AMENDMENT TO CITY PLANNING CODE SECTION 175 TO ESTABLISH AN INTERIM 1.5 MILLION SQ. FT. ANNUAL LIMITATION ON OFFICE GROWTH IN DOWNTOWN C-3 ZONING DISTRICTS AND ADJACENT COMMERCIAL AND INDUSTRIAL DISTRICTS. THE PROPOSED PROJECT WOULD LIMIT THE AMOUNT OF OFFICE SPACE THAT COULD BE PERMITTED IN THE DOWNTOWN AREA TO 1.5 MILLION SQ. FT. PER YEAR.

Passed motion to continue to November 19, 1981.  
Vote 7-0

11. ZT81.7 - CONSIDERATION OF AMENDMENT TO CITY PLANNING CODE SECTION 175 TO ESTABLISH AN INTERIM MORATORIUM ON DOWNTOWN OFFICE DEVELOPMENT. THE PROPOSED PROJECT WOULD PROHIBIT ISSUANCE OF PERMITS FOR ANY OFFICE BUILDING IN THE DOWNTOWN AREA AND WOULD REQUIRE CONDITIONAL USE AUTHORIZATION FOR OFFICE BUILDINGS OVER 20,000 SQ. FT. IN ANY OTHER ZONING DISTRICT IN THE CITY.

Passed motion of intent to disapprove and to continue to October 22, 1981.  
Vote 7-0

3:30 P.M. (Cont)

12. ZT81.5 - CONSIDERATION OF AMENDMENTS TO VARIOUS CITY PLANNING CODE SECTIONS TO ESTABLISH REVISED GUIDING DOWNTOWN DEVELOPMENT AS INTERIM CONTROLS IN C-3 DISTRICTS AND SURROUNDING AREAS. THE PROPOSED PROJECT WOULD IMPLEMENT PORTIONS OF THE MATERIAL FOUND IN "GUIDING DOWNTOWN DEVELOPMENT" BY THE DEPARTMENT OF CITY PLANNING (MAY 1981). THE PROJECT WOULD REVISE REGULATION OF DOWNTOWN DEVELOPMENT BY REDUCING BASE ALLOWABLE FLOOR AREA RATIOS (FAR), PROVIDING FAR ALLOWANCES FOR HOUSING, LOWERING HEIGHT LIMITS IN CERTAIN AREAS BUT PERMITTING A SPECIAL 50-FOOT EXCEPTION FOR HOUSING IN SOME AREAS, REVISING BULK CONTROLS, ADDING A CONDITIONAL USE REQUIREMENT FOR OFFICE PROPOSALS IN C-M, M-1 AND M-2 DISTRICTS, REQUIRING PROVISION OF HOUSING IN AN AMOUNT PROPORTIONAL TO OFFICE SPACE PROPOSED, ESTABLISHING 3 DOWNTOWN PARKING DISTRICTS REGULATING PARKING, ESTABLISHING 2 CONSERVATION DISTRICTS TO PRESERVE HISTORIC BUILDINGS, ESTABLISHING 2 SPECIAL DEVELOPMENT DISTRICTS, AND VARIOUS OTHER CHANGES.

Passed motion to continue to November 19, 1981.  
Vote 7-0

NOTE: Providing public testimony on the above matters, the following persons addressed the Commission.

1. Zane O. Gresham, representing San Francisco Forward, opposed the Negative Declarations and additional controls.
2. Tom Speck opposed the Negative Declarations and additional controls.
3. Bill O'Keefe, representing San Francisco Taxpayers Association, opposed the additional controls.
4. Grandvel Jackson, representing NAACP, opposed the additional controls.
5. Howard Wexler opposed the additional controls.
6. Rosemary DiGregorio opposed the additional controls.
7. James Foster opposed the additional controls.

3:30 P.M. (Cont)12. ZT81.5 (Cont)

8. Hector Rueda opposed the additional controls.
9. John Twichell opposed the additional controls.
10. Tim Tosta opposed the additional controls.
11. Peter VanVeeter opposed the additional controls..
12. Walter Johnson opposed the additional controls.
13. Jeffrey Heller opposed the additional controls.
14. Steve Corbett opposed the additional controls.
15. John Elberling, representing San Franciscans for Reasonable Growth, supported the Negative Declarations and additional controls.
16. Jim Simpson, representing Coldwell Banker, opposed the Negative Declarations and additional controls.
17. Michael Hardeman, representing Stan Smith, President of the San Francisco Building Trades Council, opposed the Negative Declarations and additional controls.
18. Charles Lamb opposed the Negative Declarations and additional controls.
19. Robert Armsby, Chairman, San Francisco Chamber of Commerce Planning Committee, opposed the Negative Declarations and additional controls.
20. Julia Ann Bancroft opposed the Negative Declarations and additional controls.
21. Steve Manning opposed the Negative Declarations and additional controls.
22. John Harris, representing the DAON Corporation, opposed the Negative Declarations and additional controls.
23. Richard Morton, representing Gary Shansby, President of the Chamber of Commerce, opposed the Negative Declarations and additional controls.

3:30 P.M. (Cont)

12. ZT81.5 (Cont)

24. David Jones, representing San Franciscans for Reasonable Growth, supported the Negative Declarations and additional controls.
25. Sue Hestor, representing San Franciscans for Reasonable Growth, supported the Negative Declarations and additional controls.
26. Grant DeHart, representing the Foundation for San Francisco's Architectural Heritage, supported the Negative Declarations and additional controls.
27. Roger Dillon, representing the Service Employees International Union, Local 87, opposed the Negative Declarations and additional controls.
28. Carl Imperato, representing San Franciscans for Reasonable Growth, supported the Negative Declarations and additional controls.
29. Tony Kilroy, President of San Francisco Tomorrow, supported the Negative Declarations and additional controls.
30. Gene Pollard, representing the Perini Construction Company, opposed the Negative Declarations and additional controls.
31. Lee Elsner, representing the Swinerton-Walberg Construction Company, opposed the Negative Declarations and additional controls.
32. Calvin Welch, representing the Haight-Ashbury Neighborhood Council, supported the Negative Declarations and additional controls.
33. Barbara Halliday expressed support of the position of San Franciscans for Reasonable Growth.
34. Ron Kaufman opposed the Negative Declarations and additional controls.
35. Ester Marks supported the Negative Declarations and additional controls.



3:30 P.M. (Cont)

12. ZT81.5 (Cont)

36. Patrick Mahoney expressed opposition to the Negative Declarations and additional controls.
37. Nathaniel Taylor expressed opposition to the Negative Declarations and additional controls.
38. Jerry Cauthen urged the Commission to look carefully at all the issues.
39. Lon Henke, Manager of the Associated General Contractors of San Francisco, stressed that the electorate had expressed its approval of the direction of downtown development.
40. Steve Weicker, representing the San Francisco Chamber of Commerce, stressed the importance of the economic contribution of the downtown to San Francisco.
41. John Holtzman, representing the Sierra Club, spoke in favor of additional controls.
42. John Browning spoke in opposition to the additional controls.
43. Susan Smith supported additional controls on downtown development.
44. Grant Sedgwick, representing the Campeau Corporation, opposed the Negative Declarations and additional controls.
45. Kurt Usher, representing the Cushman & Wakefield Company, said that the demand for office space in San Francisco greatly exceeded supply.

\* \* \* \* \*

NOTE: AT THE CONCLUSION OF CONSIDERATION OF THE ABOVE MATTERS,  
THE COMMISSION WILL RECESS. IT WILL RECONVENE AT 7:30 P.M.,  
IN ROOM 282, CITY HALL, TO CONSIDER CALENDAR ITEM NO. 13.

\* \* \* \* \*

7:30 P.M.

13. PUBLIC MEETING TO HEAR CITIZEN'S VIEWS CONCERNING HOUSING ISSUES AND PROBLEMS AND POSSIBLE SOLUTIONS AS BACKGROUND FOR REVISION OF THE CITY'S HOUSING ELEMENT OF THE MASTER PLAN.

Passed motion to continue to October 22, 1981 (5:30 p.m.),  
Vote 7-0

Adjourned: 11:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,  
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY,  
CITY PLANNING COMMISSION, AT 558-4656.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
OCTOBER 22, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

PRESENT: Commissioners Bierman, Donovan, Kelleher, Klein,  
Rosenblatt and Salazar.

ABSENT: Commissioner Nakashima.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

CONSIDERATION OF RESOLUTION DISAPPROVING AN AMENDMENT TO CITY PLANNING CODE, SECTION 175, TO ESTABLISH AN INTERIM MORATORIUM ON DOWNTOWN OFFICE DEVELOPMENT. THE PROPOSED PROJECT WOULD PROHIBIT ISSUANCE OF PERMITS FOR ANY OFFICE BUILDING IN THE DOWNTOWN AREA AND WOULD REQUIRE CONDITIONAL USE AUTHORIZATION FOR OFFICE BUILDINGS OVER 20,000 SQUARE FEET IN ANY OFFICE ZONING DISTRICT IN THE CITY.

Disapproved/Text Amendment  
Vote 4-0

Resolution No. 9203

Absent: Commissioners Klein, Nakashima and Salazar

1:30 P.M.

2. PUBLIC HEARING TO RECEIVE COMMENTS ON PROPOSED OFFICE HOUSING PRODUCTION PROGRAM AND INCLUSIONARY ZONING POLICIES.

NOTE: THIS ITEM WILL BE HEARD AGAIN AT 5:30 P.M.

Informational discussion - No Action required.

3. 81.313Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1805 PINE STREET, SOUTHWEST CORNER AT GOUGH STREET, LOT 30 IN ASSESSOR'S BLOCK 664, FOR A 20-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved/Conditions  
Vote 4-1

Resolution No. 9204

Voting no: Commissioner Bierman

Absent: Commissioners Klein and Nakashima

1:30 P.M. (Cont)

4. 81.315Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2700-2708 UNION STREET, NORTHWEST CORNER AT BRODERICK STREET, LOT 8 IN ASSESSOR'S BLOCK 947, FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9205  
Vote 4-1  
Voting no: Commissioner Bierman  
Absent: Commissioners Nakashima and Salazar

2:00 P.M.

5. 81.392Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2300 SUTTER STREET, NORTHWEST CORNER AT SCOTT STREET, LOT 36 IN ASSESSOR'S BLOCK 1051, FOR A 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

NOTE: APPLICANT HAS REQUESTED CONTINUANCE TO A LATER DATE.

Passed motion to continue to October 29, 1981.

Vote 5-0

Absent: Commissioners Nakashima and Salazar

6. 81.237Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1437 CHESTNUT STREET, SOUTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOT 9G IN ASSESSOR'S BLOCK 497, FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of September 24, 1981)

Passed motion to continue to November 5, 1981.

Vote 6-0

Absent: Commissioner Nakashima

3:00 P.M.

7. 81.135D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103743, AT 1230-54 POLK STREET, EAST SIDE BETWEEN BUSH STREET AND FERN ALLEY, LOT 12 IN ASSESSOR'S BLOCK 669, WITHIN THE BOUNDARIES OF THE DOWNTOWN INTERIM SPECIAL REVIEW AREA IN A C-2 (COMMUNITY BUSINESS) DISTRICT, TO CONSTRUCT A 5-STORY, 40-UNIT RESIDENTIAL BUILDING, OVER GROUND FLOOR COMMERCIAL.

Approved/Conditions      Resolution No. 9206  
Vote 5-0  
Absent: Commissioners Klein and Nakashima



3:00 P.M. (Cont)

8. CU80.243 - MODIFICATION OF CONDITIONS FOR A PLANNED UNIT DEVELOPMENT AT 5TH STREET NORTH, THE MAJOR PORTION OF THE BLOCK BOUNDED BY 5TH STREET NORTH, MASON, O'FARRELL AND ELLIS STREETS, LOTS 11, 12 AND 20 IN ASSESSOR'S BLOCK 326, TO ALLOW TOUR BUS PARKING AT THE CURB ALONG MASON STREET AND REDUCTION IN HEIGHT OF THE PORTE COCHERE FROM 14 FEET TO 12 FEET, IN CONJUNCTION WITH THE DEVELOPMENT OF AN 805-ROOM HOTEL (HOLIDAY INN), PREVIOUSLY AUTHORIZED UNDER RESOLUTION NO. 8845 PASSED ON JANUARY 29, 1981). (Continued from the Regular Meeting of October 1, 1981)

Passed motion to continue to November 5, 1981.

Vote 6-0

Absent: Commissioner Nakashima

4:00 P.M.

9. 81.100C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2271 FULTON STREET, SOUTH SIDE BETWEEN STANYAN AND SHRADER STREETS, LOT 24 IN ASSESSOR'S BLOCK 1191, TO PERMIT GROUP HOUSING IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (Continued from the Regular Meeting of July 30, 1981)

Application withdrawn - No Action required.

10. 81.532D - 1056 GRANT AVENUE, SOUTHEAST CORNER AT PACIFIC AVENUE, LOT 18 IN ASSESSOR'S BLOCK 177, IN A C-2 (COMMUNITY BUSINESS) DISTRICT; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8107387; PROPOSAL TO EXPAND BRANCH OFFICE OF UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION.

Passed motion to take Discretionary Review.

Vote 6-0

Absent: Commissioner Nakashima

11. 81.532D - 1056 GRANT AVENUE, SOUTHEAST CORNER AT PACIFIC AVENUE, LOT 18 IN ASSESSOR'S BLOCK 177, IN A C-2 (COMMUNITY BUSINESS) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8107387; PROPOSAL TO EXPAND BRANCH OFFICE OF UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION.

Passed motion to continue to November 12, 1981.

Vote 6-0

Absent: Commissioner Nakashima

5:30 P.M.

12. PUBLIC MEETING TO HEAR CITIZEN'S VIEWS CONCERNING HOUSING ISSUES AND PROBLEMS AND POSSIBLE SOLUTIONS AS BACKGROUND FOR REVISION OF THE CITY'S HOUSING ELEMENT OF THE MASTER PLAN. (Continued from the Regular Meeting of October 15, 1981)

Informational discussion - No Action required.

13. PUBLIC HEARING TO RECEIVE COMMENTS ON PROPOSED OFFICE HOUSING PRODUCTION PROGRAM AND INCLUSIONARY ZONING POLICIES.

Informational discussion - No Action required.

Adjourned: 9:10 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
OCTOBER 29, 1981  
ROOM 2B2, CITY HALL  
1:30 P.M.

DOCUMENTS

OCT 30 1981

CITY PLANNING  
COMMISSION LIBRARY

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,  
Rosenblatt, Salazar and Sklar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE  
CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:30 P.M.

1. Current Matters

A. Director's Report

REVIEW OF THE CONDITIONS OF APPROVAL OF A 9-UNIT CONDOMINIUM  
CONVERSION SUBDIVISION (RS80.155) AT 2542 SACRAMENTO STREET.  
(APPROVED BY CITY PLANNING COMMISSION RESOLUTION NO. 8693  
ON AUGUST 21, 1980)

(Continued from the Regular Meeting of October 22, 1981)

Matter taken off Calendar at request of applicant.

B. Commissioners' Questions and Matters

By unanimous vote, the Commission passed a motion requesting  
that the staff prepare a draft policy Resolution related to  
the use of reflective glass in the context of urban design  
and office development in San Francisco.

2:00 P.M.

2. CONSIDERATION OF SIGN PERMIT APPLICATION NO. 8002452 AT 24 GROVE  
STREET, PURSUANT TO SECTION 605 OF THE CITY PLANNING CODE;  
PROPOSAL FOR A 3' x 5' SIGN OF 15 SQUARE FEET ON A SINGLE POLE  
10 FEET OFF THE GROUND.

Approved Resolution No. 9207 Vote 7-0

2:00 P.M. (Cont)

3. 81.314Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 766-772 FRANCISCO STREET, NORTH SIDE BETWEEN LEAVENWORTH STREET AND BRET HARTE TERRACE, LOT 4 IN ASSESSOR'S BLOCK 44, FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to November 5, 1981.  
Vote 7-0

4. 81.350Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2919 PACIFIC AVENUE, SOUTH SIDE BETWEEN BAKER AND BRODERICK STREETS, LOT 28 IN ASSESSOR'S BLOCK 976, FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion to continue to November 5, 1981.  
Vote 7-0

5. 81.469Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1-11 THIRD AVENUE, NORTH SIDE BETWEEN LAKE STREET AND PRESIDIO TERRACE, LOT 20 IN ASSESSOR'S BLOCK 1355, FOR AN 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9208  
Vote 6-1  
Voting no: Commissioner Bierman

6. 81.392Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2300 SUTTER STREET, NORTHWEST CORNER AT SCOTT STREET, LOT 36 IN ASSESSOR'S BLOCK 1051, FOR A 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of October 22, 1981)

Passed motion to continue to December 3, 1981.  
Vote 7-0

2:30 P.M.

7. 81.52E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED OSGOOD PLACE OFFICE BUILDING, 50 OSGOOD PLACE, AT BROADWAY, LOT 31 IN ASSESSOR'S BLOCK 164; CONSTRUCTION OF 4-STORY-OVER-GARAGE, 28,000 SQUARE-FOOT OFFICE AND RETAIL BUILDING WITH 4,000 SQUARE-FOOT PENTHOUSE, PROVIDING 13 OFF-STREET PARKING SPACES, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

NOTE: THIS MATTER IS PROPOSED FOR CONTINUATION TO A LATER DATE.

Passed motion to continue indefinitely.

Vote 7-0

8. 81.257S - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT KENSINGTON WAY, NORTH SIDE, WEST OF ULLOA STREET, LOTS 47, 48 AND 54 THROUGH 57 IN ASSESSOR'S BLOCK 2923, FOR AN 8-LOT SUBDIVISION IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLING) DISTRICT.  
(Continued from the Regular Meeting of August 20, 1981)

Disapproved

Resolution No. 9209

Vote 7-0

3:00 P.M.

9. 81.522U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 1535 HAIGHT STREET, SOUTH SIDE BETWEEN ASHBURY AND CLAYTON STREETS, LOT 30 IN ASSESSOR'S BLOCK 1245 TO PERMIT A RESTAURANT SEATING 40 PEOPLE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.

Approved/Conditions

Resolution No. 9210

Vote 5-2

Voting no: Commissioners Bierman and Rosenblatt

10. 81.336ED - PROPOSAL TO CONSTRUCT A DRY-GOODS WAREHOUSE AT WELDON AND RICKARD STREETS OF APPROXIMATELY 63,000 SQUARE FEET ON 81,400 SQUARE-FOOT LOT WITH 31 PARKING SPACES AND 6 TRUCK LOADING SPACES IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT ADJACENT TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT, LOT 46 IN ASSESSOR'S BLOCK 5853 (CITY PLANNING COMMISSION RESOLUTION NO. 7494 OF MAY 6, 1976)

Approved/Conditions

Resolution No. 9211

Vote 7-0



4:00 P.M.

11. EE79.131 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR SILVER VIEW TERRACE, PLANNED UNIT DEVELOPMENT ON THE 11-ACRE FORMER MOUNT ST. JOSEPH'S ORPHANAGE SITE, BOUNDED BY EXISTING HOMES AND BY NEWHALL STREET, LOT 2 IN ASSESSOR'S BLOCK 5335A, FOR 150 SINGLE-FAMILY DWELLING UNITS, 365 PARKING SPACES, 3 STREETS, WALKWAYS, LIGHTING, UTILITIES AND LANDSCAPING, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Passed motion to close the public hearing.  
Vote 7-0

4:30 P.M.

12. 81.353E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of October 15, 1981)

Passed motion to continue to December 3, 1981.  
Vote 5-1

Voting no: Commissioner Klein  
Absent: Commissioner Nakashima

13. 81.353D - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103556 AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATION TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL OFFICE SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of October 15, 1981)

Passed motion to take Discretionary Review.  
Vote 7-0

4:30 P.M. (Cont)

14. 81.353D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103556 AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL OFFICE SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

(Continued from the Regular Meeting of October 15, 1981)

Passed motion to continue to December 3, 1981.

Vote 6-0

Absent: Commissioner Nakashima

With respect to the above item, passed motion indicating that the Commission did not favor the conversion of residential units, at 1000-1010 Montgomery Street, to commercial use.

Voting yes: Commissioners Bierman, Kelleher,  
Rosenblatt and Salazar

Voting no: Commissioners Karasick and Klein

Absent: Commissioner Nakashima

Adjourned: 9:10 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

RECORDED TO 2777

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD

DOCUMENT 2897  
1981

THURSDAY  
NOVEMBER 5, 1981  
ROOM 282, CITY HALL  
1:30 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Nakashima,  
Rosenblatt and Salazar.

ABSENT: Commissioner Klein.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE  
CONSIDERATION BY THE COMMISSION.

Completed.

1:30 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF DRAFT RESOLUTION ESTABLISHING COMMISSION  
POLICY ON THE USE OF GLASS ON MAJOR NEW BUILDINGS AND  
BUILDING ALTERATIONS.

Approved Resolution No. 9212 Vote 5-0  
Absent: Commissioners Klein and Salazar

Dean L. Macris, Director of Planning, reported that the  
Department was initiating, effective this day, an environ-  
mental review requirement for large-scale (50,000 sq. ft.)  
conversions of commercial or industrial uses to offices.  
The decision recognized the greater potential for effects  
on the environment associated with high office employee  
densities, compared to other lower-intensity commercial,  
service and industrial uses.

In the past, such conversions have been considered  
categorically exempt from environmental review, under  
Class 1 (a) for minor alterations (including changes of  
use where the new use is permitted in a comparable or more  
restricted zoning district than the former use). However,  
the State EIR Guidelines indicate that where there is a  
reasonable possibility of a significant effect due to  
unusual circumstances, a project is not exempt even if it  
clearly fits in one of the categories. Further, there can  
be no exemption when the cumulative impact of nearby  
proposed projects of similar nature is significant.

1:30 P.M. (Cont)

1. Current Matters (Cont)

A. Director's Report (Cont)

Also, the Director reported that on November 12th there would be an informational presentation on the Central East Coordinated Action Program (CECAP), a Department of City Planning Staff study. CECAP, he said, will monitor development activities in the M-zoned (industrial) districts and assess the need for and appropriate use of such districts.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 81.334C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 865 PAGE STREET, SOUTH SIDE BETWEEN SCOTT AND PIERCE STREETS, LOTS 29 AND 30 IN ASSESSOR'S BLOCK 846, FOR SEVEN DWELLING UNITS ON A LOT WITH 6,875 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING UNIT IS REQUIRED IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9213

Vote 5-0

Absent: Commissioners Klein and Salazar

3. 81.339C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT TAYLOR AND JEFFERSON STREETS AND THE EMBARCADERO, LOT 1 IN ASSESSOR'S BLOCK 4, FOR RECONSTRUCTION OF A RESTROOM AND GIFT SHOP IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.

Passed motion to continue to November 12, 1981.

Vote 5-0

Absent: Commissioners Klein and Salazar

4. 81.503C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1080-1082 CAPP STREET, WEST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 13 IN ASSESSOR'S BLOCK 6528, FOR A RELIGIOUS INSTITUTION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to November 12, 1981.

Vote 5-0

Absent: Commissioners Klein and Salazar



2:00 P.M. (Cont)

5. 81.314Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 766-772 FRANCISCO STREET, NORTH SIDE BETWEEN LEAVENWORTH STREET AND BRET HARTE TERRACE, LOT 4 IN ASSESSOR'S BLOCK 44, FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of October 29, 1981)

Approved/Conditions Resolution No. 9214

Vote 3-1

Voting no: Commissioner Bierman

Absent: Commissioners Kelleher, Klein and Salazar

2:30 P.M.

6. 81.385E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR RECLASSIFICATION OF PROPERTY AT 2910 CALIFORNIA STREET, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, LOTS 30 AND 31 IN ASSESSOR'S BLOCK 1024, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue indefinitely.

Vote 5-0

Absent: Commissioners Klein and Salazar

7. 81.385Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2910 CALIFORNIA STREET, NORTH SIDE BETWEEN BAKER AND BRODERICK STREETS, LOTS 30 AND 31 IN ASSESSOR'S BLOCK 1024, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO A LATER DATE.

Passed motion to continue indefinitely.

Vote 5-0

Absent: Commissioners Klein and Salazar

8. 81.533Z - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 121-199 YUKON STREET AND 54-96 STANTON STREET, EAST OF MARKET STREET OPPOSITE ITS INTERSECTION WITH CLAYTON STREET, LOTS 3-5, 7-14, 14A, 33-38, 41 AND 42 IN ASSESSOR'S BLOCK 2716, FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RH-1(S) (HOUSE, ONE-FAMILY WITH MINOR SECOND UNIT) DISTRICT.

Approved Resolution No. 9215 Vote 5-0

Absent: Commissioners Klein and Salazar

3:00 P.M.

9. 81.410C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 267 SUTTER STREET, SOUTHEAST CORNER AT GRANT AVENUE, LOT 9 IN ASSESSOR'S BLOCK 293, TO PERMIT A FACILITY FOR DOCUMENT AND RECORD SELF STORAGE AT THE BASEMENT LEVEL IN A C-3-R (DOWNTOWN RETAIL) DISTRICT.  
(Continued from the Regular Meeting of October 1, 1981)

Approved/Conditions Resolution No. 9217

Vote 5-0

Absent: Commissioners Klein and Salazar

10. EE81.320 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR MASTER PLAN AMENDMENT - RECREATION AND OPEN SPACE ELEMENT, 1340 CLAY STREET, BETWEEN JONES AND LEAVENWORTH STREETS, LOT 3 IN ASSESSOR'S BLOCK 215; MASTER PLAN AMENDMENT DELETING 1340 CLAY STREET FROM THE MAP CONTAINED IN THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN, AS AMENDED, AND A TEXT AMENDMENT TO THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN CLARIFYING OPEN SPACE ACQUISITION PROCEDURES.

NOTE: PROPOSED FOR CONTINUATION TO DECEMBER 10, 1981.

Passed motion to continue to December 10, 1981.

Vote 5-0

Absent: Commissioners Klein and Salazar

11. 81.350Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2919 PACIFIC AVENUE, SOUTH SIDE BETWEEN BAKER AND BRODERICK STREETS, LOT 28 IN ASSESSOR'S BLOCK 976, FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.  
(Continued from the Regular Meeting of October 29, 1981)

Approved/Conditions Resolution No. 9216

Vote 4-1

Voting no: Commissioner Bierman

Absent: Commissioners Klein and Salazar

3:00 P.M. (Cont)

12. 81.237Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1437 CHESTNUT STREET, SOUTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOT 9G IN ASSESSOR'S BLOCK 497, FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of October 22, 1981)

Passed motion to continue to November 12, 1981.

Vote 4-1

Voting no: Commissioner Bierman

Absent: Commissioners Klein and Salazar

13. 81.530DQ - 1678 SACRAMENTO STREET, NORTHEAST CORNER OF POLK STREET, LOT 13 IN ASSESSOR'S BLOCK 621; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8108394; PROPOSAL FOR 19 DWELLING UNITS, 19 PARKING-STALL GARAGE, 4,400 SQUARE FEET OF COMMERCIAL SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA.

Approved/Conditions Resolution No. 9218

Vote 6-0

Absent: Commissioner Klein

4:00 P.M.

14. CU80.243 - MODIFICATION OF CONDITIONS FOR A PLANNED UNIT DEVELOPMENT AT 5TH STREET NORTH, THE MAJOR PORTION OF THE BLOCK BOUNDED BY 5TH STREET NORTH, MASON, O'FARRELL AND ELLIS STREETS, TO ALLOW TOUR BUS PARKING AT THE CURB ALONG MASON STREET AND REDUCTION IN HEIGHT OF THE PORTE COCHERE FROM 14 FEET TO 12 FEET, IN CONJUNCTION WITH THE DEVELOPMENT OF AN 805-ROOM HOTEL (HOLIDAY INN), PREVIOUSLY AUTHORIZED UNDER RESOLUTION NO. 8845 PASSED ON JANUARY 29, 1981, LOTS 11, 12 AND 20 IN ASSESSOR'S BLOCK 326.  
(Continued from the Regular Meeting of October 22, 1981)

Passed motion to continue to December 3, 1981.

Vote 5-0

Absent: Commissioners Klein and Salazar

4:30 P.M.

15. 81.550DL - 216 SUTTER STREET, NORTHSIDE BETWEEN KEARNY STREET AND GRANT AVENUE, LOT 9 IN ASSESSOR'S BLOCK 287; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106877, RENOVATION OF FORMER W&J SLOANE'S FURNITURE STORE FOR RETAIL AND OFFICE USE, IN A C-3-R (DOWNTOWN RETAIL) DISTRICT IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA.

Approved/Conditions      Resolution No. 9219  
Vote 5-0

Absent: Commissioners Kelleher and Salazar

Adjourned: 5:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
NOVEMBER 12, 1981  
ROOM 282, CITY HALL  
12:30 P.M.

DOCUMENTS DEPT.

NOV 15 1981

PRESENT: Commissioners Bierman, Karasick, Kelleher, Nakashima,  
Rosenblatt and Salazar.

ABSENT: Commissioner Klein.

12:30 P.M.

1. Current Matters

- A. INFORMATIONAL PRESENTATION ON THE CENTRAL EAST COORDINATED ACTION PROGRAM (CECAP); A DEPARTMENT OF CITY PLANNING STAFF STUDY WHICH WILL MONITOR DEVELOPMENT ACTIVITIES IN THE M (INDUSTRIAL) DISTRICTS AND ASSESS THE NEED FOR AND APPROPRIATE USE OF SUCH LAND.

Informational Presentation - No Action required.

B. Director's Report

REVISIONS TO RENT AND SALE PRICES FOR LOW- AND MODERATE-INCOME UNITS AS PER THE SUBDIVISION CODE.

Postponed.

C. Commissioners' Questions and Matters

1:30 P.M.

2. 81.592R - LAGUNA STREET, NORTH OF MARINA BOULEVARD; REVIEW FOR CONFORMITY TO MASTER PLAN OF STREET VACATION, TO ESTABLISH PERMANENT ENTRANCE TO FORT MASON FROM BUCHANAN STREET.

Passed motion to find Master Plan conformity.

Vote 5-0

Absent: Commissioners Klein and Salazar

3. 81.402R - NORTHWEST CORNER OF POLK AND McALLISTER STREETS; REVIEW FOR CONFORMITY TO MASTER PLAN OF LEASE OF LAND FOR AUTOMOBILE PARKING, LOT 2 IN ASSESSOR'S BLOCK 766.

Passed motion to continue to November 19, 1981.

Vote 5-0

Absent: Commissioners Klein and Salazar



NOVEMBER 12, 1981

2:00 P.M.

4. 81.442U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 2367 MARKET STREET, SOUTHEAST SIDE BETWEEN NOE AND 17TH STREETS, LOTS 25 AND 35 IN ASSESSOR'S BLOCK 3563, TO PERMIT A BAR EXPANSION IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET STREET SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 9220  
Vote 6-0  
Absent: Commissioner Klein.

5. 81.503C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1080-1082 CAPP STREET, WEST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 13 IN ASSESSOR'S BLOCK 6528, FOR A RELIGIOUS INSTITUTION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of November 5, 1981)

Approved/Conditions Resolution No. 9221  
Vote 5-1  
Voting no: Commissioner Rosenblatt  
Absent: Commissioner Klein

6. 81.568TE - CONSIDERATION OF PROPOSED TEXT AMENDMENT INITIATED BY THE BOARD OF SUPERVISORS TO SECTION 302 OF THE CITY PLANNING CODE REVISING HEARING PROCEDURES REGARDING AMENDMENTS TO THE CITY PLANNING CODE.

Passed motion to continue to November 19, 1981.  
Vote 6-0  
Absent: Commissioner Klein

2:30 P.M.

7. 81.528Z/ZM80.46 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 3746 ULLOA STREET, NORTH SIDE BETWEEN 38TH AND 39TH AVENUES, LOT 7 IN ASSESSOR'S BLOCK 2387, FROM A P (PUBLIC USE) TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved Resolution No. 9222  
Absent: Commissioner Klein

Vote 6-0

2:30 P.M. (Cont)

8. 81.429C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 3746 ULLOA STREET, NORTH SIDE BETWEEN 38TH AND 39TH AVENUES, LOT 7 IN ASSESSOR'S BLOCK 2387, FOR A PLANNED UNIT DEVELOPMENT WITH 49 DWELLING UNITS, IN A P (PUBLIC USE) DISTRICT PROPOSED FOR AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9223

Vote 6-0

Absent: Commissioner Klein

3:30 P.M.

9. 81.474Z - REQUEST FOR RECLASSIFICATION OF PROPERTY ON THE NORTHWEST SIDE OF STATES STREET, BETWEEN CASTRO AND LEVANT STREETS, LOT 12 IN ASSESSOR'S BLOCK 2620, FROM A P (PUBLIC USE) TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved Resolution No. 9224 Vote 6-0

Absent: Commissioner Klein

10. 81.279Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT TURK BOULEVARD, SOUTH SIDE BETWEEN ARGUELLO BOULEVARD AND WILLARD STREET NORTH, LOT 43 IN ASSESSOR'S BLOCK 1142, FOR A 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to December 10, 1981.

Vote 6-0

Absent: Commissioner Klein

11. 81.316Q - JOINT PUBLIC HEARING WITH DEPARTMENT OF PUBLIC WORKS AND REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND CONSIDERATION OF EXCEPTION FROM SECTION 1341 OF SUBDIVISION CODE REGARDING ON-SITE MODERATE INCOME HOUSING AT 2701 VAN NESS AVENUE, NORTHWEST CORNER AT GREENWICH STREET, LOT 5 IN ASSESSOR'S BLOCK 503, FOR A 64-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to December 10, 1981.

Vote 6-0

Absent: Commissioner Klein

4:00 P.M.

12. 81.532D - 1056 GRANT AVENUE, SOUTHEAST CORNER AT PACIFIC AVENUE, LOT 18 IN ASSESSOR'S BLOCK 177; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8107387; PROPOSAL TO EXPAND BRANCH OFFICE OF UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of October 22, 1981)

Passed motion to continue to November 19, 1981.

Vote 6-0

Absent: Commissioner Klein

13. 81.562CE - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT BUILDINGS 809 AND 810 AT TRIPLE "A" SHIPYARD, HUNTERS POINT, WITH ADJACENT LAND TOTALING 8½ ACRES, ON THE SOUTH SIDE OF CRISP AVENUE BEGINNING APPROXIMATELY 1,450 FEET EAST OF THE SHIPYARD ENTRANCE AT PALOU AVENUE AND GRIFFITH STREET AND EXTENDING EAST TO SPEAR AVENUE, PORTION OF LOT 3 IN ASSESSOR'S BLOCK 4591A, FOR AN AUTO STORAGE AND WRECKING YARD, IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT. (A CITY ATTORNEY'S OPINION REGARDING THE APPLICABILITY OF LOCAL CONDITIONAL USE REQUIREMENT ON THIS U.S. GOVERNMENT-OWNED LAND IS PENDING.)

Approved/Conditions Resolution No. 9225

Vote 6-0

Absent: Commissioner Klein

4:30 P.M.

14. 81.237Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1437 CHESTNUT STREET, SOUTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOT 9G IN ASSESSOR'S BLOCK 497, FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of November 5, 1981)

Application withdrawn - No Action required.

4:30 P.M. (Cont)

15. 81.339C - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT TAYLOR AND JEFFERSON STREETS AND THE EMBARCADERO, LOT 1 IN ASSESSOR'S BLOCK 4, FOR RECONSTRUCTION OF A RESTROOM AND GIFT SHOP IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.  
(Continued from the Regular Meeting of November 5, 1981)

Approved/Conditions                      Resolution No. 9226

Vote 6-0

Absent: Commissioner Klein

Adjourned: 6:10 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.





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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
NOVEMBER 19, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

NOV 0 1981

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,  
Rosenblatt, Salazar and Sklar.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

1. REVISIONS TO RENT AND SALE PRICES FOR LOW- AND MODERATE-INCOME UNITS AS PER THE SUBDIVISION CODE.

Informational Presentation - No Action required.

2. RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A \$12,000 CONTRACT FOR CONSULTING SERVICES IN CONNECTION WITH A STUDY OF ECONOMIC IMPACTS RESULTING FROM PROPOSED CHANGES IN THE CITY PLANNING CODE RELATING TO NEIGHBORHOOD COMMERCIAL DISTRICTS.

Approved Resolution No. 9227 Vote 7-0

3. With respect to a Condominium Conversion subdivision application (RS80.192) at 1067 Lombard Street, the Commission agreed, by simple motion, that the elderly tenants, who had been granted a lifetime lease, could be allowed to reoccupy their unit as late as June 1, 1982.

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.402R - NORTHWEST CORNER OF POLK AND McALLISTER STREETS; REVIEW FOR CONFORMITY WITH THE MASTER PLAN OF LEASE OF LAND FOR AUTOMOBILE PARKING, LOT 2 IN ASSESSOR'S BLOCK 766.  
(Continued from the Regular Meeting of November 12, 1981)

Passed motion to continue indefinitely.  
Vote 7-0

1:30 P.M. (Cont)

3. 81.568TE - CONSIDERATION OF PROPOSED TEXT AMENDMENT INITIATED BY THE BOARD OF SUPERVISORS TO SECTION 302 OF THE CITY PLANNING CODE REVISING HEARING PROCEDURES REGARDING AMENDMENTS TO THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of November 12, 1981)

Passed motion to continue to December 3, 1981.  
Vote 7-0

4. 81.532D - 1056 GRANT AVENUE, SOUTHEAST CORNER AT PACIFIC AVENUE, LOT 18 IN ASSESSOR'S BLOCK 177; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8107387; PROPOSAL TO EXPAND BRANCH OFFICE OF UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of November 12, 1981)

Passed motion to continue to December 3, 1981.  
Vote 7-0

2:00 P.M.

5. 81.267L - CONSIDERATION OF THE MASKEY BUILDING AT 46-52 KEARNY STREET, LOT 8 IN ASSESSOR'S BLOCK 311, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to December 10, 1981.  
Vote 7-0

6. 81.333Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1845 LEAVENWORTH STREET, WEST SIDE BETWEEN GREEN AND VALLEJO STREETS, LOT 3 IN ASSESSOR'S BLOCK 125, FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to December 3, 1981.  
Vote 7-0

7. 81.479Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2360 PACIFIC AVENUE, NORTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, LOT 8B IN ASSESSOR'S BLOCK 581, FOR A 21-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to December 17, 1981.  
Vote 7-0

2:00 P.M. (Cont)

8. 81.162EZ - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 435-437 MONTEREY BOULEVARD, SOUTH SIDE BETWEEN EDNA AND DETROIT STREETS, LOT 43 IN ASSESSOR'S BLOCK 3117, CONSTRUCTION OF 14-UNIT, 3-STORY-OVER-GARAGE CONDOMINIUM ON 11,200 SQUARE-FOOT LOT, REQUIRING REZONING FROM RH-2 (HOUSE, TWO-FAMILY) TO RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO DECEMBER 3, 1981.

Passed motion to continue to December 3, 1981.  
Vote 7-0

2:30 P.M.

9. Consent Calendar - A PUBLIC HEARING ON THE FOLLOWING REQUESTS FOR AUTHORIZATION OF CONDITIONAL USE WAS CONDUCTED BY THE ZONING ADMINISTRATOR AND CLOSED ON OCTOBER 28, 1981.

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS

- 81.456C - 3401 IRVING STREET, SOUTHWEST CORNER AT 35TH AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1790; SIGN THAT PROJECTS OVER PUBLIC SIDEWALK IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9228      Vote 7-0

- 81.430C - 3481 - 18TH STREET, SOUTH SIDE BETWEEN VALENCIA AND LEXINGTON STREETS, LOT 100 IN ASSESSOR'S BLOCK 3589; BAR AND RESTAURANT OPEN AFTER 10:00 P.M. IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9229      Vote 7-0

- 81.516C - 898 DOLORES STREET, SOUTHWEST CORNER AT 22ND STREET, LOT 20 IN ASSESSOR'S BLOCK 3619; SIGNS THAT PROJECT OVER PUBLIC SIDEWALK IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9230      Vote 7-0

- 81.429C - 2204 BRYANT STREET, WEST SIDE BETWEEN 20TH AND 21ST STREETS, LOT 2 IN ASSESSOR'S BLOCK 4086; UPHOLSTERY SHOP IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions      Resolution No. 9231      Vote 7-0

2:30 P.M. (Cont)

9. Consent Calendar (Cont)

TO BE RECOMMENDED FOR APPROVAL WITH CONDITIONS (Cont)

81.501C - 858 RHODE ISLAND STREET, WEST SIDE BETWEEN 20TH AND 22ND STREETS, LOT 10 IN ASSESSOR'S BLOCK 4094; SIGNS THAT PROJECT OVER PUBLIC SIDEWALK IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9232      Vote 7-0

CU80.179 - 425 BOSWORTH STREET, SOUTH SIDE BETWEEN ROTTECK AND ROUSSEAU STREETS, LOT 49 IN ASSESSOR'S BLOCK 6752; GENERAL CONTRACTOR IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions      Resolution No. 9233      Vote 7-0

TO BE RECOMMENDED FOR DISAPPROVAL

81.482C - 4455 - 18TH STREET, SOUTHEAST CORNER AT DOUGLASS STREET, LOT 37 IN ASSESSOR'S BLOCK 2692; GROCERY STORE OPEN AFTER 10:00 P.M. IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Disapproved      Resolution No. 9234      Vote 7-0

DEPARTMENT WILL RECOMMEND CONTINUATION TO A LATER DATE

CU80.226 - 2953 FOLSOM STREET, EAST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 26 IN ASSESSOR'S BLOCK 6524; CONTRACTOR'S STORAGE IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to December 17, 1981.  
Vote 7-0

10. 81.539B - 1401 HAIGHT STREET, SOUTHWEST CORNER AT MASONIC AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1244, IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8107438; PROPOSAL TO RELOCATE BRANCH OFFICE OF CONTINENTAL SAVINGS AND LOAN ASSOCIATION.

Passed motion not to take Discretionary Review.  
Vote 7-0



2:30 P.M. (Cont)

9. Consent Calendar (Cont)

DEPARTMENT WILL RECOMMEND CONTINUATION TO A LATER DATE (Cont)

11. 81.539D - 1401 HAIGHT STREET, SOUTH WEST CORNER AT MASONIC AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1244, IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8107438; PROPOSAL TO RELOCATE BRANCH OFFICE OF CONTINENTAL SAVINGS AND LOAN ASSOCIATION.

No Action required.

3:00 P.M.

12. 81.548D - 1328 - 18TH STREET; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8107845; ALTERATIONS TO CONVERT A RETAIL STORE TO A RESTAURANT WITH AN OUTDOOR DINING AREA, LOT 14 IN ASSESSOR'S BLOCK 4002, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to take Discretionary Review.

Vote 7-0

13. 81.547D - 1328 - 18TH STREET; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8107845; ALTERATIONS TO CONVERT A RETAIL STORE TO A RESTAURANT WITH AN OUTDOOR DINING AREA, LOT 14 IN ASSESSOR'S BLOCK 4002, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved/Conditions Resolution No. 9235

Vote 7-0

3:30 P.M.

14. 81.364E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO LIMIT THE AMOUNT OF OFFICE SPACE PERMITTED IN ANY ONE YEAR TO 1.5 MILLION SQUARE FEET, DURING A TEMPORARY PERIOD OF ABOUT 2 YEARS, REQUIRING CITY PLANNING CODE TEXT AMENDMENT ZT81.6.  
(Continued from the Regular Meeting of October 15, 1981)

Denied/Appeal Resolution No. 9236 Vote 6-1

Voting no: Commissioner Karasick



3:30 P.M. (Cont)

15. 81.445E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO REVISE CITY PLANNING CODE REGULATION OF DOWNTOWN DEVELOPMENT BY REDUCING BASE ALLOWABLE FLOOR AREA RATIOS (FAR), PROVIDING FAR ALLOWANCES FOR HOUSING, LOWERING HEIGHT LIMITS IN CERTAIN AREAS WITH A SPECIAL 50-FOOT EXCEPTION FOR HOUSING IN SOME AREAS, REVISING BULK CONTROLS, ADDING A CONDITIONAL USE REQUIREMENT FOR OFFICE PROPOSALS IN VARIOUS DISTRICTS, REQUIRING PROVISION OF HOUSING PROPORTIONAL TO OFFICE SPACE PROPOSED, ESTABLISHING 3 DOWNTOWN PARKING DISTRICTS, INCREASING LOADING SPACE REQUIREMENTS, ESTABLISHING 2 CONSERVATION DISTRICTS, ESTABLISHING 2 SPECIAL DEVELOPMENT DISTRICTS AND VARIOUS OTHER CHANGES, TO BE EFFECTIVE FOR ABOUT 2 YEARS, REQUIRING CITY PLANNING CODE AMENDMENT ZT81.5.  
(Continued from the Regular Meeting of October 15, 1981)

Denied/Appeal                      Resolution No. 9237                      Vote 6-1  
Voting no: Commissioner Karasick

16. ZT81.5 - CONSIDERATION OF AMENDMENTS TO VARIOUS CITY PLANNING CODE SECTIONS TO ESTABLISH REVISED GUIDING DOWNTOWN DEVELOPMENT AS INTERIM CONTROLS IN C-3 DISTRICTS AND SURROUNDING AREAS. THE PROPOSED PROJECT WOULD IMPLEMENT PORTIONS OF THE MATERIAL FOUND IN "GUIDING DOWNTOWN DEVELOPMENT" BY THE DEPARTMENT OF CITY PLANNING (MAY 1981). THE PROJECT WOULD REVISE REGULATION OF DOWNTOWN DEVELOPMENT BY REDUCING BASE ALLOWABLE FLOOR AREA RATIOS (FAR), PROVIDING FAR ALLOWANCES FOR HOUSING, LOWERING HEIGHT LIMITS IN CERTAIN AREAS BUT PERMITTING A SPECIAL 50-FOOT EXCEPTION FOR HOUSING IN SOME AREAS, REVISING BULK CONTROLS, ADDING A CONDITIONAL USE REQUIREMENT FOR OFFICE PROPOSALS IN VARIOUS DISTRICTS, REQUIRING PROVISION OF HOUSING IN AN AMOUNT PROPORTIONAL TO OFFICE SPACE PROPOSED, ESTABLISHING 3 DOWNTOWN PARKING DISTRICTS REGULATING PARKING; ESTABLISHING 2 CONSERVATION DISTRICTS TO PRESERVE HISTORIC BUILDINGS, ESTABLISHING 2 SPECIAL DEVELOPMENT DISTRICTS.  
(Continued from the Regular Meeting of October 15, 1981)

Disapproved                      Resolution No. 9238                      Vote 7-0

3:30 P.M. (Cont)

17. ZT81.6 - CONSIDERATION OF AMENDMENT TO CITY PLANNING CODE SECTION 175 TO ESTABLISH AN INTERIM 1.5 MILLION SQUARE-FOOT ANNUAL LIMITATION ON OFFICE GROWTH IN DOWNTOWN C-3 ZONING DISTRICTS AND ADJACENT COMMERCIAL AND INDUSTRIAL DISTRICTS. THE PROPOSED PROJECT WOULD LIMIT THE AMOUNT OF OFFICE SPACE THAT COULD BE PERMITTED IN THE DOWNTOWN AREA TO 1.5 MILLION SQUARE FEET PER YEAR.  
(Continued from the Regular Meeting of October 15, 1981)

Disapproved            Resolution No. 9239            Vote 6-1  
Voting no:    Commissioner Bierman

18. Approved Resolution No. 9240 outlining the City Planning Commission's position regarding preservation of architecturally significant buildings, length of authorization of future projects in the downtown area, and review of interim controls after July 1982; requesting the Director of Planning to pursue implementation of transportation mitigation measures, and to prepare legislation regarding housing requirements for office construction, and requesting cooperation of all interested parties to achieve appropriate development of downtown.

Vote 6-1  
Voting no:    Commissioner Karasick

Adjourned:    7:45 p.m.

NOTE:    FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,  
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY,  
CITY PLANNING COMMISSION, AT 558-4656.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
DECEMBER 3, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

DEC 10 1981

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,  
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

11:00 A.M.

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE  
CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

PRESENTATION OF "LOSS OF HOUSING: DEMOLITION BY PRIVATE  
ACTION, 1977-1981", A REPORT PREPARED BY THE DEPARTMENT  
OF CITY PLANNING.

Informational Presentation - No Action required.

CONSIDERATION OF RESOLUTION TO INITIATE AN AMENDMENT TO  
THE CITY PLANNING CODE, SECTIONS 209.2(d), 209.2(e),  
216(b) AND OTHER RELEVANT SECTIONS OF THE CODE, THAT WOULD  
HAVE AS ITS PURPOSE THE PROVISION OF APPROPRIATE CONTROLS  
FOR OCCUPANCY OF BUILDINGS PRESENTLY DEFINED UNDER THE  
CITY PLANNING CODE AS DWELLINGS BY SHORT-TERM OCCUPANTS.

Approved Resolution No. 9241 Vote 6-0  
Absent: Commissioner Salazar

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.392Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2300 SUTTER STREET, NORTHWEST CORNER AT SCOTT STREET, LOT 36 IN ASSESSOR'S BLOCK 1051, FOR A 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of October 29, 1981)

Passed motion to continue to January 7, 1982.

Vote 7-0

3. 81.532D - 1056 GRANT AVENUE, SOUTHEAST CORNER AT PACIFIC AVENUE, LOT 18 IN ASSESSOR'S BLOCK 177; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8107387, PROPOSAL TO EXPAND BRANCH OFFICE OF UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of November 19, 1981)

Approved/Conditions

Resolution No. 9242

Vote 7-0

2:00 P.M.

4. 81.194CR - LAGUNA HONDA HOSPITAL GROUNDS, EAST SIDE OF LAGUNA HONDA BOULEVARD, SOUTH OF CLARENDON AVENUE, PORTION OF ASSESSOR'S BLOCK 2842, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR INSTALLATION OF TWO SATELLITE RECEIVER ANTENNAE IN A P (PUBLIC USE) DISTRICT AND AN OS (OPEN SPACE) HEIGHT AND BULK DISTRICT.

Passed motion to continue to December 17, 1981.

Vote 7-0

5. 81.563C - 735-737 CLAYTON STREET, WEST SIDE BETWEEN WALLER AND FREDERICK STREETS, LOT 9 IN ASSESSOR'S BLOCK 1253, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A RESIDENTIAL CARE FACILITY FOR APPROXIMATELY 19 RESIDENTS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Disapproved

Resolution No. 9243

Vote 5-2

Voting no: Commissioners Bierman and Salazar



2:00 P.M. (Cont)

6. 81.564C - 601-605 WALLER STREET, SOUTHWEST CORNER AT PIERCE STREET, LOT 1 IN ASSESSOR'S BLOCK 864, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A RESIDENTIAL CARE FACILITY FOR APPROXIMATELY 15 RESIDENTS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Disapproved Resolution No. 9244 Vote 5-2  
Voting no: Commissioners Bierman and Salazar

2:45 P.M.

7. 81.557C - 2350 NORIEGA STREET, NORTH SIDE BETWEEN 30TH AND 31ST AVENUES, LOT 16 IN ASSESSOR'S BLOCK 2019, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR MODIFICATION OF PRIOR STIPULATIONS FOR THE RECONSTRUCTION OF A SAFEWAY STORE IN A C-1 (NEIGHBORHOOD SHOPPING) DISTRICT. (EE80.306)

NOTE: PROPOSED FOR CONTINUATION TO DECEMBER 10, 1981.

Passed motion to continue to December 10, 1981.  
Vote 7-0

8. 81.589C - 691 FELL STREET, SOUTHWEST CORNER AT WEBSTER STREET, LOT 18A IN ASSESSOR'S BLOCK 829, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A TEMPORARY OFF-STREET PARKING FACILITY WITH FOUR PARKING SPACES IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9245  
Vote 7-0

9. 81.554C - 589 GUERRERO STREET, EAST SIDE BETWEEN 17TH AND 18TH STREETS, LOT 23 IN ASSESSOR'S BLOCK 3577, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A CHILD CARE/PRE-SCHOOL FACILITY FOR 24 CHILDREN IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9246  
Vote 6-0  
Abstained: Commissioner Bierman

3:15 P.M.

10. 81.367EZ - 2170 PACIFIC AVENUE, NORTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOTS 6, 9, 21-29 AND 30-33 IN ASSESSOR'S BLOCK 579, REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RH-3 (HOUSE, THREE-FAMILY), AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) OR AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion to continue to December 10, 1981.  
Vote 7-0

3:15 P.M.

11. 81.510EZ - 970 WISCONSIN STREET, WEST SIDE BETWEEN 22ND AND 23RD STREETS, LOT 23 IN ASSESSOR'S BLOCK 4161, REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Disapproved                      Resolution No. 9247                      Vote 7-0

3:45 P.M.

12. 81.181EZ - 1900 BLOCK OF GREEN STREET, BOTH SIDES, WEST OF ITS INTERSECTION WITH LAGUNA STREET, LOTS 4-10, 40 AND 42-45 IN ASSESSOR'S BLOCK 542 AND LOTS 1-3 AND 25-28 IN ASSESSOR'S BLOCK 555, REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved - 6 Lots at RH-3                      Resolution No. 9248  
Vote 7-0

13. 81.162EZ - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 435-437 MONTEREY BOULEVARD, SOUTH SIDE BETWEEN EDNA AND DETROIT STREETS, LOT 43 IN ASSESSOR'S BLOCK 3117, CONSTRUCTION OF 14-UNIT, 3-STORY-OVER-GARAGE CONDOMINIUM ON 11,200 SQUARE-FOOT LOT, REQUIRING REZONING FROM RH-2 (HOUSE, TWO-FAMILY) TO RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT. (Continued from the Regular Meeting of November 19, 1981)

Denied/Appeal                      Resolution No. 9249                      Vote 7-0

14. 81.162EZ - 435-437 MONTEREY BOULEVARD, SOUTH SIDE BETWEEN EDNA AND DETROIT STREETS, LOT 43 IN ASSESSOR'S BLOCK 3117, REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) TO AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Disapproved                      Resolution No. 9250                      Vote 7-0

4:15 P.M.

15. 81.356Z - 1600 BLOCK OF UNION STREET, NORTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOTS 2A, 2B, 2C, 3-8, 9, 9A, 9B, 9D AND 9E IN ASSESSOR'S BLOCK 529, REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (COMMUNITY BUSINESS) TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT.

Passed motion to continue to February 4, 1982.  
Vote 7-0

4:15 P.M. (Cont)

16. 81.568TE - CONSIDERATION OF PROPOSED TEXT AMENDMENT INITIATED BY THE BOARD OF SUPERVISORS TO SECTION 302 OF THE CITY PLANNING CODE REVISING HEARING PROCEDURES REGARDING AMENDMENTS TO THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of November 19, 1981)

Passed motion to continue to December 10, 1981.  
Vote 7-0

17. 81.134ECZ - 2000 POST STREET, MAJOR PORTION OF BLOCK BOUNDED BY POST, PIERCE, SUTTER AND STEINER STREETS, LOTS 1-4 IN ASSESSOR'S BLOCK 682, REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (COMMUNITY BUSINESS) TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO DECEMBER 10, 1981.

Passed motion to continue to December 10, 1981.  
Vote 7-0

18. 81.134ECZ - 2000 POST STREET, MAJOR PORTION OF BLOCK BOUNDED BY POST, PIERCE, SUTTER AND STEINER STREETS, LOTS 1-4 IN ASSESSOR'S BLOCK 682, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR 394 DWELLING UNITS IN A C-2 (COMMUNITY BUSINESS) DISTRICT PROPOSED FOR RECLASSIFICATION TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO DECEMBER 10, 1981.

Passed motion to continue to December 10, 1981.  
Vote 7-0

19. 81.333Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1845 LEAVENWORTH STREET, WEST SIDE BETWEEN GREEN AND VALLEJO STREETS, LOT 3 IN ASSESSOR'S BLOCK 125, FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of November 19, 1981)

Passed motion to continue to December 17, 1981.  
Vote 7-0

6:00 P.M.

20. 81.353E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISIONS OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (Continued from the Regular Meeting of October 29, 1981)

Passed motion to continue to December 17, 1981.  
Vote 7-0

21. 81.353D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103556 AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL OFFICE SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (Continued from the Regular Meeting of October 29, 1981)

Passed motion to continue to December 17, 1981.  
Vote 7-0

Passed motion instructing the staff to prepare a draft Resolution of Intent to initiate RC-1 or RC-2 for an area generally bounded by Broadway Street, Powell Street, Sansome Street and Pacific Avenue.

Adjourned: 9:45 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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12/10/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
DECEMBER 10, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Klein, Moore,  
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE  
CONSIDERATION BY THE CITY PLANNING COMMISSION.

Cancelled.

1:00 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE RC-1  
OR RC-2 FOR AN AREA GENERALLY BOUNDED BY BROADWAY STREET,  
POWELL STREET, SANSOME STREET AND PACIFIC AVENUE.

Approved/Modified Resolution No. 9251 Vote 4-2  
Voting no: Commissioners Karasick and Klein  
Absent: Commissioner Salazar

Passed motion directing the staff to prepare a draft  
Resolution expanding the area initiated for reclassification  
from C-2 to RC-2, RC-3 and RC-4 on December 10, 1981 under  
Resolution No. 9251.

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.568TE - CONSIDERATION OF PROPOSED TEXT AMENDMENT INITIATED  
BY THE BOARD OF SUPERVISORS TO SECTION 302 OF THE  
CITY PLANNING CODE REVISING HEARING PROCEDURES  
REGARDING AMENDMENTS TO THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of November 19,  
1981)

Passed motion to continue to December 17, 1981.  
Vote 6-0  
Absent: Commissioner Salazar



1:30 P.M. (Cont)

3. 81.367EZ - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 2150-2172 PACIFIC AVENUE, NORTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOTS 6, 9, 21-29 AND 30-33 IN ASSESSOR'S BLOCK 579, REZONING TO LEGALIZE DWELLING UNIT, REQUIRING REZONING CLASSIFICATION FROM RH-2 (HOUSE, TWO-FAMILY) TO RH-3 (HOUSE, THREE-FAMILY), RM-1 (MIXED RESIDENTIAL, LOW DENSITY), OR RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY).

Denied/Appeal Resolution No. 9252 Vote 6-0  
Absent: Commissioner Salazar

4. 81.367EZ - 2170 PACIFIC AVENUE, NORTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOTS 6, 9, 21-29 AND 30-33 IN ASSESSOR'S BLOCK 579, REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) TO RH-3 (HOUSE, THREE-FAMILY), RM-1 (MIXED RESIDENTIAL, LOW DENSITY), OR RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY).  
(Continued from the Regular Meeting of December 3, 1981)

Approved Resolution No. 9253 Vote 6-0  
Absent: Commissioner Salazar

2:00 P.M.

5. EE80.349 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR 160 SPEAR STREET, SPEAR AND MAIN OFFICE BUILDING, LOTS 5, 10 AND 11 IN ASSESSOR'S BLOCK 3717, CONSTRUCTION OF A 19-STORY BUILDING WITH ABOUT 279,000 SQUARE FEET OF OFFICE, 7,460 SQUARE FEET OF RETAIL, AND ABOUT 36 PARKING SPACES, REQUIRING DISCRETIONARY REVIEW.

Passed motion to close the public hearing.  
Vote 7-0

2:45 P.M.

6. 81.557C - 2350 NORIEGA STREET, NORTH SIDE BETWEEN 30TH AND 31ST AVENUES, LOT 16 IN ASSESSOR'S BLOCK 2019, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR MODIFICATION OF PRIOR STIPULATIONS FOR THE RECONSTRUCTION OF A SAFEWAY STORE IN A C-1 (NEIGHBORHOOD SHOPPING) DISTRICT.  
(Continued from the Regular Meeting of December 3, 1981)

Approved/Conditions Resolution No. 9258  
Vote 6-0  
Absent: Commissioner Salazar

2:45 P.M. (Cont)

7. 81.557B - 1700 BLOCK OF 30TH AVENUE, WEST SIDE BETWEEN MORAGA AND NORIEGA STREETS, A PORTION OF LOT 16 IN ASSESSOR'S BLOCK 2019, REQUEST FOR MODIFICATION OF A SETBACK LINE FROM NINE FEET TO SIX FEET FOR A DISTANCE OF 75 FEET, TO PERMIT THE RECONSTRUCTION OF THE SAFEWAY STORE AT 2350 NORIEGA STREET.

Approved Resolution No. 9259 Vote 6-0  
Absent: Commissioner Salazar

3:15 P.M.

8. 81.584TE - AMENDMENT TO CITY PLANNING CODE, SECTION 227(f) AND (g) TO ESTABLISH CONDITIONAL USE REQUIREMENTS FOR PUBLIC TRANSPORTATION TERMINALS IN ALL P (PUBLIC USE) DISTRICTS AND ALL M (INDUSTRIAL) DISTRICTS, AND TO ESTABLISH THE SAME REQUIREMENT FOR OTHER TRANSPORTATION FACILITIES IN ALL C (COMMERCIAL) DISTRICTS WHEN NOT OTHERWISE REGULATED BY THE CITY PLANNING CODE.

Approved Resolution No. 9254 Vote 7-0

9. 81.320EM - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR MASTER PLAN AMENDMENT - RECREATION AND OPEN SPACE ELEMENT, 1340 CLAY STREET, BETWEEN JONES AND LEAVENWORTH STREETS, LOT 3 IN ASSESSOR'S BLOCK 215; MASTER PLAN AMENDMENT DELETING 1340 CLAY STREET FROM THE MAP CONTAINED IN THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN, AS AMENDED, AND A TEXT AMENDMENT TO THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN CLARIFYING OPEN SPACE ACQUISITION PROCEDURES.  
(Continued from the Regular Meeting of November 5, 1981)

Denied/Appeal Resolution No. 9255 Vote 5-1  
Voting no: Commissioner Bierman  
Absent: Commissioner Salazar

3:15 P.M.

10. 81.320EM - PROPOSED AMENDMENTS TO THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO, PURSUANT TO CHARTER SECTION 3.525 AS FOLLOWS: (1) DELETION OF 1340 CLAY STREET FROM THE MAP ENTITLED "CITYWIDE RECREATION AND OPEN SPACE PLAN" CONTAINED IN THE RECREATION AND OPEN SPACE ELEMENT, AND (2) A TEXT AMENDMENT TO THE RECREATION AND OPEN SPACE ELEMENT CLARIFYING OPEN SPACE ACQUISITION PROCEDURES.

Approved (1) Resolution No. 9256 Vote 5-1  
Voting no: Commissioner Bierman  
Absent: Commissioner Salazar

Approved (2) Resolution No. 9257 Vote 6-0  
Absent: Commissioner Salazar

3:45 P.M.

11. 81.279Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT TURK BOULEVARD, SOUTH SIDE BETWEEN ARGUELLO BOULEVARD AND WILLARD STREET NORTH, LOT 43 IN ASSESSOR'S BLOCK 1142, FOR A 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.  
(Continued from the Regular Meeting of November 12, 1981)

Application withdrawn - No Action required.

12. 81.316Q - JOINT PUBLIC HEARING WITH DEPARTMENT OF PUBLIC WORKS AND REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND CONSIDERATION OF EXCEPTION FROM SECTION 1,341 OF SUBDIVISION CODE REGARDING ON-SITE MODERATE-INCOME HOUSING AT 2701 VAN NESS AVENUE, NORTHWEST CORNER AT GREENWICH STREET, LOT 5 IN ASSESSOR'S BLOCK 503, FOR A 64-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of November 12, 1981)

Approved Subdivision/Conditions  
Disapproved Exception Resolution No. 9260  
Vote 7-0

4:00 P.M.

13. 81.127U - 3572 SACRAMENTO STREET, NORTH SIDE BETWEEN LOCUST AND LAUREL STREETS, LOT 14 IN ASSESSOR'S BLOCK 1010, REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT 4,370 SQUARE FEET OF COMMERCIAL SPACE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE SACRAMENTO STREET SPECIAL USE DISTRICT.

Passed motion to continue to December 17, 1981.  
Vote 7-0

14. 81.602D - 1785 UNION STREET, SOUTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 11 IN ASSESSOR'S BLOCK 544, IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106989; PROPOSAL TO RENOVATE THE FACADE OF THE CAPTAIN'S MESS SEAFOOD RESTAURANT.

Passed motion not to take Discretionary Review.  
Vote 7-0

15. 81.602D - 1785 UNION STREET, SOUTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 11 IN ASSESSOR'S BLOCK 544, IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106989; PROPOSAL TO RENOVATE THE FACADE OF THE CAPTAIN'S MESS SEAFOOD RESTAURANT.

No Action required.

4:30 P.M.16. 81.409C/

80.243 - 5TH STREET NORTH, PROPOSED HOLIDAY INN SITE, MODIFICATION OF CONDITIONS FOR A PLANNED UNIT DEVELOPMENT (PUD), THE MAJOR PORTION OF THE BLOCK BOUNDED BY 5TH STREET NORTH, MASON, O'FARRELL AND ELLIS STREETS, LOTS 11, 12 AND 20 IN ASSESSOR'S BLOCK 326, TO ALLOW REDUCTION IN THE MINIMUM HEIGHT OF THE PORTE COCHERE FROM 14 FEET TO 9 FEET, TO ALLOW FOR ADDITIONAL CURB CUTS ALONG MASON STREET WHICH WILL RESULT IN A DECREASE IN THE AMOUNT OF CREDITABLE BONUS FLOOR AREAS FOR SIDEWALK WIDENING, TO ALLOW FOR A CORRESPONDING INCREASE IN FLOOR AREA AUTHORIZED UNDER THE PUD, TO OFFSET FLOOR AREA LOST AS A RESULT OF THE DECREASE IN THE SIDEWALK WIDENING BONUS, AND TO AUTHORIZE AN ADDITIONAL 3,000 SQUARE FEET UNDER THE PUD TO PROVIDE FOR IMPROVED DESIGN OF THE PORTE COCHERE, IN CONJUNCTION WITH THE DEVELOPMENT OF AN 805-ROOM HOTEL (HOLIDAY INN), PREVIOUSLY AUTHORIZED UNDER RESOLUTION NO. 8845 PASSED ON JANUARY 29, 1981.

Approved/Conditions                      Resolution No. 9261  
Vote 7-0

Passed motion directing the staff to work with the project sponsor in seeking design improvements for the O'Farrell Street facade of the proposed building.

4:45 P.M.

17. 81.134ECZ - 2000 POST STREET, MAJOR PORTION OF BLOCK BOUNDED BY POST, PIERCE, SUTTER AND STEINER STREETS, LOTS 1-4 IN ASSESSOR'S BLOCK 682, REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (COMMUNITY BUSINESS) TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.  
(Continued from the Regular Meeting of December 3, 1981)

Approved                      Resolution No. 9263                      Vote 7-0



4:45 P.M. (Cont)

18. 81.134ECZ - 2000 POST STREET, MAJOR PORTION OF BLOCK BOUNDED BY POST, PIERCE, SUTTER AND STEINER STREETS, LOTS 1-4 IN ASSESSOR'S BLOCK 682, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR 394 DWELLING UNITS IN A C-2 (COMMUNITY BUSINESS) DISTRICT PROPOSED FOR RECLASSIFICATION TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.  
(Continued from the Regular Meeting of December 3, 1981)

Approved/Conditions  
Vote 7-0

Resolution No. 9264

5:15 P.M.

19. 81.500EC - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT 1300 SACRAMENTO STREET AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220; CONSTRUCT 14½-STORY, 24-UNIT RESIDENTIAL CONDOMINIUMS, PROVIDING 24 OFF-STREET PARKING SPACES, REQUIRING DEMOLITION OF EXISTING 4-STORY RESIDENTIAL BUILDING AND CONDITIONAL USE AUTHORIZATION TO BUILD UP TO A 160-FOOT HEIGHT LIMIT.

Denied/Appeal

Resolution No. 9265

Vote 6-1

Voting no: Commissioner Bierman

20. 81.500EC - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1300 SACRAMENTO STREET AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220; CONSTRUCT 14½-STORY, 24-UNIT RESIDENTIAL CONDOMINIUMS, PROVIDING 24 OFF-STREET PARKING SPACES, REQUIRING DEMOLITION OF EXISTING 4-STORY RESIDENTIAL BUILDING AND CONDITIONAL USE AUTHORIZATION TO BUILD UP TO A 160-FOOT HEIGHT LIMIT.

Passed motion to continue to February 4, 1982.

Vote 7-0

6:00 P.M.

21. 81.206ED - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104393 FOR 130 BATTERY STREET, EAST SIDE BETWEEN CALIFORNIA AND PINE STREETS, LOT 8 IN ASSESSOR'S BLOCK 262, A 4-STORY, 30,840 SQUARE-FOOT COMMERCIAL OFFICE BUILDING LOCATED IN THE C-3-O (DOWNTOWN OFFICE) DISTRICT, AND 600-I HEIGHT AND BULK DISTRICT IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA.

Approved/Conditions  
Vote 7-0

Resolution No. 9262

6:00 P.M. (Cont)

22. 81.267L - CONSIDERATION OF THE MASKEY BUILDING AT 46-52 KEARNY STREET, LOT 8 IN ASSESSOR'S BLOCK 311, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of November 19, 1981)

Passed motion to continue to January 28, 1982.  
Vote 7-0

23. 81.165ED - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104300 FOR 401 WASHINGTON STREET, LOT 16 IN ASSESSOR'S BLOCK 206, FOR A 7-STORY, 22,035 SQUARE-FOOT COMMERCIAL OFFICE BUILDING LOCATED IN THE C-3-O (DOWNTOWN OFFICE) AND 300-H HEIGHT AND BULK DISTRICTS IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA.

Passed motion to continue to December 17, 1981.  
Vote 7-0

Adjourned: 11:45 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SPECIAL NOTE: AT 1:00 P.M., ON DECEMBER 17, 1981, THE CITY PLANNING COMMISSION WILL CONSIDER REVISED GUIDELINES FOR THE OFFICE/HOUSING PRODUCTION PROGRAM. COPIES OF THE PROPOSED GUIDELINES ARE AVAILABLE AT THE ZONING COUNTER, 100 LARKIN STREET.

SF  
C55  
#21  
2/17/81

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE  
REGULAR MEETING  
HELD  
THURSDAY  
DECEMBER 17, 1981  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

JAN 12 1982

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,  
Rosenblatt, Salazar and Sklar.

ABSENT: None.

12:30 P.M. - EXECUTIVE SESSION AT 100 LARKIN STREET.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

1. REQUEST TO EXTEND LIMIT OF CITY PLANNING COMMISSION  
RESOLUTION NO. 8142 (LEVI'S PLAZA) 180 DAYS BEYOND  
JANUARY 4, 1982.

Passed motion concurring in the extension.

Vote 5-0

Absent: Commissioners Klein and Salazar

2. CONSIDERATION OF RESOLUTION TO EXPAND AREA INITIATED  
FOR RECLASSIFICATION FROM C-2 TO RC-2, RC-3 OR RC-4  
ON DECEMBER 10, 1981 UNDER RESOLUTION NO. 9251.

Approved Resolution No. 9266 Vote 6-1

Voting no: Commissioner Karasick

3. CONSIDERATION OF ADOPTION OF GUIDELINES FOR THE  
DOWNTOWN OFFICE/HOUSING PRODUCTION PROGRAM.

Passed motion to continue to January 21, 1982.

Vote 5-2

Voting no: Commissioners Klein and Salazar

B. Commissioners' Questions and Matters

1:00 P.M. (Cont)

2. 81.568TE - CONSIDERATION OF PROPOSED TEXT AMENDMENT INITIATED BY THE BOARD OF SUPERVISORS TO SECTION 302 OF THE CITY PLANNING CODE REVISING HEARING PROCEDURES REGARDING AMENDMENTS TO THE CITY PLANNING CODE.  
(Continued from the Regular Meeting of November 19, 1981)

Passed motion to continue indefinitely.

Vote 7-0

1:30 P.M.

3. 81.165ED - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104300 FOR 401 WASHINGTON STREET, LOT 16 IN ASSESSOR'S BLOCK 206, FOR A 7-STORY, 22,035 SQUARE-FOOT COMMERCIAL OFFICE BUILDING LOCATED IN THE C-3-O (DOWNTOWN OFFICE) AND 300-H HEIGHT AND BULK DISTRICTS IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA.  
(Continued from the Regular Meeting of December 10, 1981)

Approved Resolution No. 9267 Vote 7-0

4. 81.127U - 3572 SACRAMENTO STREET, NORTH SIDE BETWEEN LOCUST AND LAUREL STREETS, LOT 14 IN ASSESSOR'S BLOCK 1010, REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT 4,370 SQUARE FEET OF COMMERCIAL SPACE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of December 10, 1981)

Passed motion to continue to January 14, 1982.

Vote 6-0

Absent: Commissioner Salazar

5. CU80.226 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR 2953 FOLSOM STREET, EAST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 26 IN ASSESSOR'S BLOCK 6524; CONTRACTOR'S STORAGE IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of November 19, 1981)

Passed motion to continue to January 28, 1982.

Vote 6-0

Absent: Commissioner Salazar

2:00 P.M.

6. 81.333Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 1845 LEAVENWORTH STREET, WEST SIDE BETWEEN GREEN AND VALLEJO STREETS, LOT 3 IN ASSESSOR'S BLOCK 125, FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.  
(Continued from the Regular Meeting of December 3, 1981)

Passed motion to continue to January 21, 1982.

Vote 6-0

Absent: Commissioner Klein

7. 81.479Q - REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AT 2360 PACIFIC AVENUE, NORTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, LOT 8B IN ASSESSOR'S BLOCK 581, FOR A 21-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.  
(Continued from the Regular Meeting of November 19, 1981)

Passed motion to continue to January 21, 1982.

Vote 6-0

Absent: Commissioner Salazar

8. 81.458U - 1725 UNION STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 1B IN ASSESSOR'S BLOCK 544, REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT 4,760 SQUARE FEET OF COMMERCIAL SPACE IN A C-2 (COMMUNITY BUSINESS) DISTRICT ALSO CLASSIFIED AS UNION STREEET SPECIAL USE DISTRICT.

Passed motion to continue to January 7, 1982.

Vote 6-0

Absent: Commissioner Salazar

9. 81.194CR - LAGUNA HONDA HOSPITAL GROUNDS, EAST SIDE OF LAGUNA HONDA BOULEVARD, SOUTH OF CLARENDON AVENUE, PORTION OF ASSESSOR'S BLOCK 2842, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR INSTALLATION OF TWO SATELLITE RECEIVER ANTENNAE IN A P (PUBLIC USE) DISTRICT AND AN OS (OPEN SPACE) HEIGHT AND BULK DISTRICT.  
(Continued from the Regular Meeting of December 3, 1981)

Approved/Conditions Resolution No. 9268

Vote 7-0

Passed motion to find Master Plan consistency.

Vote 7-0



2:15 P.M.

10. EE81.18 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MARATHON OFFICE PROJECT, SECOND AND FOLSOM STREETS, LOTS 25 AND 51 IN ASSESSOR'S BLOCK 3749; CONSTRUCT OFFICE COMPLEX WITH 2 BUILDINGS WITH 300 PARKING SPACES AND A COMBINED TOTAL OF 754,000 SQUARE FEET, ONE BUILDING WOULD BE 12 STORIES WITH 403,000 SQUARE FEET AND THE OTHER WOULD BE 11 STORIES WITH 351,000 SQUARE FEET.

NOTE: THIS ITEM IS NOT ANTICIPATED TO BE HEARD  
PRIOR TO 2:45 P.M.

Passed motion to close the public hearing.  
Vote 7-0

3:00 P.M.

11. 81.104ED - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE WASHINGTON/MONTGOMERY BUILDING, SOUTHWEST CORNER OF WASHINGTON AND MONTGOMERY STREETS, LOTS 2-4 AND 25 IN ASSESSOR'S BLOCK 208; CONSTRUCTION OF A 200-FOOT, 24-STORY COMBINED OFFICE, RETAIL AND RESIDENTIAL BUILDING AFTER DEMOLITION OF A ONE-STORY AND A TWO-STORY BUILDING. THERE WOULD BE ABOUT 236,000 GROSS SQUARE FEET OF OFFICE, 4,000 SQUARE FEET OF RETAIL, 40 CONDOMINIUMS AND 62 PARKING SPACES.

NOTE: THIS ITEM IS NOT ANTICIPATED TO BE HEARD  
PRIOR TO 3:45 P.M.

Passed motion to close the public hearing.  
Vote 7-0

5:30 P.M.

12. 81.353E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATION TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (Continued from the Regular Meeting of December 3, 1981)

Passed motion to continue to January 14, 1982.  
Vote 7-0

5:30 P.M. (Cont)

13. 81.353D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103556 AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143, INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL OFFICE SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT.  
(Continued from the Regular Meeting of December 3, 1981)

Passed motion to continue to January 14, 1982.  
Vote 7-0

6:00 P.M.

14. 81.562CE - REQUEST FOR RECONSIDERATION FOR AUTHORIZATION OF CONDITIONAL USE AT BUILDINGS 809 AND 810 AT TRIPLE "A" SHIPYARD, HUNTERS POINT, WITH ADJACENT LAND TOTALING 8½ ACRES, ON THE SOUTH SIDE OF CRISP AVENUE BEGINNING APPROXIMATELY 1,450 FEET EAST OF THE SHIPYARD ENTRANCE AT PALOU AVENUE AND GRIFFITH STREET AND EXTENDING EAST TO SPEAR AVENUE, PORTION OF LOT 3 IN ASSESSOR'S BLOCK 4591A, FOR AN AUTO STORAGE AND WRECKING YARD, IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT. (A CITY ATTORNEY'S OPINION REGARDING THE APPLICABILITY OF LOCAL CONDITIONAL USE REQUIREMENT ON THIS U.S. GOVERNMENT-OWNED LAND IS PENDING.)  
(Continued from the Regular Meeting of November 12, 1981)

Passed motion to continue indefinitely.  
Vote 7-0

Adjourned: 8:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.











